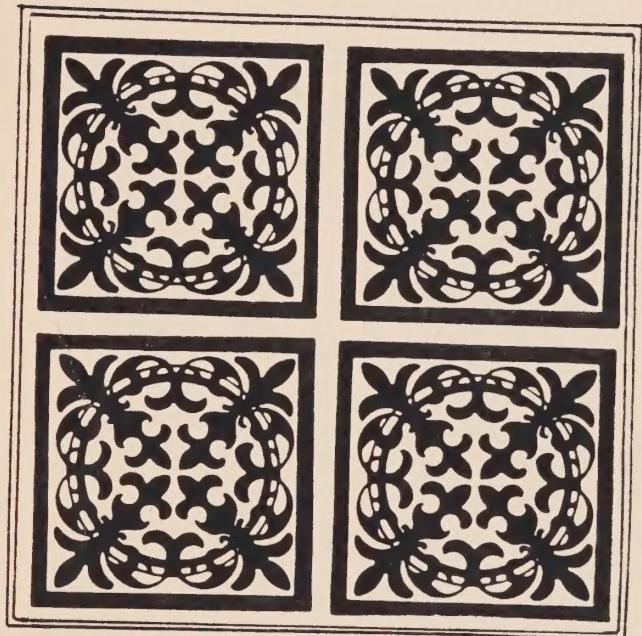


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THE CITY OF  
PICO RIVERA  
GENERAL PLAN



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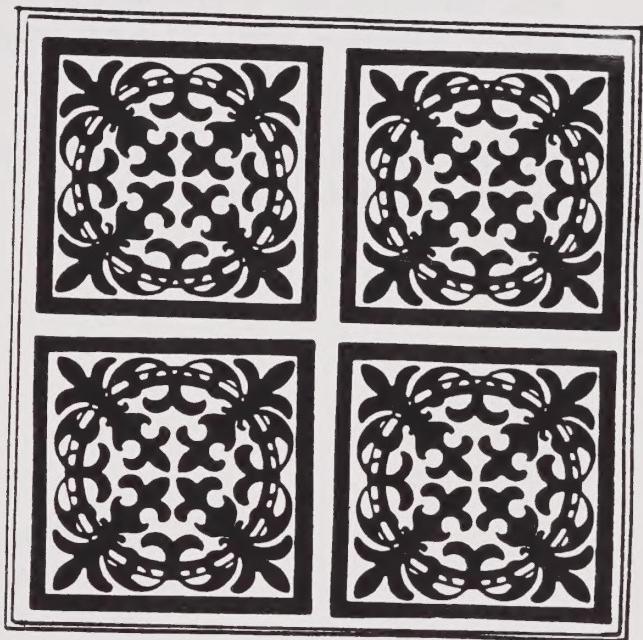
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THE CITY OF  
PICO RIVERA  
GENERAL PLAN



RESOLUTION NO. 1018 - ADOPTED SEPTEMBER 7, 1965  
RESOLUTION NO. 1769 - AMENDED DECEMBER 17, 1973



## PREFACE

The General Plan for the City of Pico Rivera evolved through a process which included major participation of decision makers and citizens at large. The General Plan Advisory Committee, including members of the Council, Planning Commission, Parks and Recreation Commission and citizens, gave much input to producing the plan submitted to the Planning Commission.

Citizens from all over the City testified in public hearings before the Planning Commission. City staff and the consultant then developed a set of recommended changes to the draft to reflect public input. The City Planning Commission then considered these recommendations, the environmental impact report and public input in making changes to the Draft General Plan.

It was the Revised Draft General Plan, as adopted by the Planning Commission, that was submitted to the Pico Rivera City Council. The City Council adopted a revised document on December 17, 1973.

### INCLUDED HEREIN:

Resolution No. 1769, Dec. 17, 1973

### SUBSEQUENT AMENDMENTS:

Resolution No. 2333 Oct 24, 1978	- Land Use Element
Resolution No. 2388 May 21, 1979	- Land Use Element
Resolution No. 2568 Dec 15, 1980	- Land Use Element
Resolution No. 2578 Feb 17, 1981	- Land Use Element
Resolution No. 2655 Oct 5, 1981	- Land Use Element
Resolution No. 2753 Aug 16, 1982	- Land Use Element
Resolution No. 2835 Jun 6, 1983	- Land Use Element
Resolution No. 3128 Sep 16, 1985	- Land Use Element
Resolution No. 3143 Oct 21, 1985	- Land Use Element
Resolution No. 3156 Dec 16, 1985	- Land Use Element
Resolution No. 3313 May 18, 1987	- Land Use Element
Resolution No. 3376 Nov 2, 1987	- Land Use Element
Resolution No. 3378 Nov 2, 1987	- Land Use Element
Resolution No. 3562 Jun 19, 1989	- Housing Element
Resolution No. 3609 Nov 20, 1989	- Land Use Element
Resolution No. 3716 Oct 15, 1990	- Environmental Element/Hazardous Waste
Resolution No. 3868 May 4, 1992	- Land Use Element
Resolution No. 3880 May 18, 1992	- Land Use Element
Resolution No. 3920 Sep 21, 1992	- Land Use Element

The Land Use Map included in this edition reflects the above amendments.



RESOLUTION NO. 1769

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PICO RIVERA AMENDING  
RESOLUTION NO. 1018 PERTAINING TO THE MASTER OR GENERAL PLAN OF THE  
CITY OF PICO RIVERA INCLUDING LAND USE, CIRCULATION, HOUSING, CONSERVA-  
TION, OPEN SPACE, TRANSPORTATION NOISE, SEISMIC SAFETY, SCENIC HIGHWAYS,  
PUBLIC FACILITIES, COMMERCIAL, INDUSTRIAL, WATER AND WASTE MANAGEMENT,  
AND IMPLEMENTATION ELEMENTS AND ENVIRONMENTAL IMPACT REPORT.

WHEREAS, the City Planning Commission of the City of Pico Rivera did, by Resolution No. 399, on the 10th day of October, 1973, by the affirmative vote of not less than a majority of the total voting members, approve and adopt a General Plan of land use, including circulation, housing, conservation, open space, transportation noise, seismic safety, scenic highways, public facilities, commercial, industrial, water and waste management, implementation elements and environmental impact report, all as part of the official certified Master or General Plan of the City of Pico Rivera and in accordance with the provisions of Article 5 of Chapter 3 of Title 7 of the Government Code of the State of California, Section 65300 et seq.

WHEREAS, said City Planning Commission has filed with the City Council certified copies of Resolution No. 399 adopting and approving said General Plan, along with the map and report, covering the principles, objectives and standards used to develop said City under the land use, circulation, housing, conservation, open space, transportation noise, seismic safety, scenic highways, public facilities, commercial, industrial, water and waste management, implementation elements and environmental impact report; and

WHEREAS, said Planning Commission did recommend that the City Council approve and adopt said General Plan with the land use, circulation, housing, conservation, open space, transportation noise, seismic safety, scenic highways, public facilities, commercial, industrial, water and waste management, implementation elements and environmental impact report subsequent to the holding of public hearings as required by Article 6 of Chapter 3 of Title 7 of the Government Code of the State of California, Section 65351, and

WHEREAS, after due notice of the time and place thereof published in accordance with Article 6 of Chapter 3 of Title 7 of the Government Code of the State of California, public hearings were held before the City Council of the City of Pico Rivera on said proposed General Plan and the Environmental Impact Report on November 5, 1973 and November 12, 1973, 1973, at which time said Plan was displayed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PICO RIVERA DOES RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Pico Rivera, pursuant to the provisions of Chapter 3 of Title 7 of the Government Code of the State of California, does hereby approve and adopt as a part of the General Plan of the City of Pico Rivera the land use, circulation, housing, conservation, open space, transportation noise, seismic safety, scenic highways, public facilities, commercial, industrial, water and waste management, implementation elements and environmental impact report, as set forth in Resolution No. 399 of the Planning Commission with the report and map attached, covering the principles, objectives and standards used to develop said City under the land use, circulation, housing conservation, open space, transportation noise, seismic safety, scenic highways, public facilities, commercial, industrial, water and waste management, and implementation elements; and following public hearings, the City Council does hereby determine that the Environmental Impact Report is adequate and hereby approves said Environmental Impact Report as the final report.



RESOLUTION NO. 1769  
GENERAL PLAN AMENDMENT

SECTION 2. The General Plan heretofore adopted by resolution of the City Council of the City of Pico Rivera is hereby amended to include the land use, circulation, housing, conservation, open space, transportation noise, seismic safety, scenic highways, public facilities, commercial, industrial, water and waste management, and implementation elements and does hereby find that the Environmental Impact Report is adequate and adopts said report as the final Environmental Impact Report.

SECTION 3. Said resolution, map and reports, are hereby approved by the City Council as a statement covering the objectives, principles and standards used as guidelines to develop the City as specified in Article 5 of the Government Code of the State of California, Section 65300 et seq; and

SECTION 4. The Land Use Element as approved sets forth the extent of the uses of land, describes the existing and future relationships of physical development in terms of its intensity and density, summarizes all physical development proposals indicated in all other elements of the General Plan and designates the general distribution of the uses of land for housing, industry, recreation, education, business, public building facilities and grounds and categories of public and private uses of land as specified in Article 5 of the Government Code of the State of California, Section 65300 et seq., and

SECTION 5. The Population Element as approved sets forth future population projections to assist in determining future needs and population of the community in order to meet the needs of the future in accordance with Article 5 of the Government Code, State of California, Section 65300.

SECTION 6. The Circulation Element so approved is a part of the comprehensive long term General Plan for the future physical development of the City and consists of the general location and extent of the existing and proposed major thoroughfares, transportation routes, terminals and other local public transportation facilities, all correlated with the land use element of the Plan in accordance with Section 65302 of the Government Code, State of California.

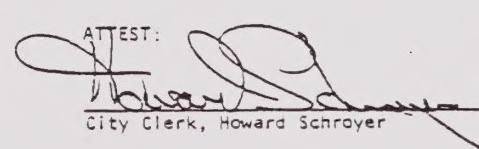
SECTION 7. Pursuant to Chapter 3, Article 7 of the Government Code, State of California, Section 65400 and others, the City Planning Commission shall investigate and make recommendations to the City Council upon reasonable and practical means for implementing the General Plan in order that it will serve as a pattern or guide for the orderly physical growth of the City.

SECTION 8. Pursuant to Article 7, Section 65400 of the Government Code, the City Planning Commission shall render an annual report to the City Council concerning the status of the Plan and progress of its implementation and pursuant to Article 6, Section 65361 of the Government Code, no mandatory element of the Adopted General Plan shall be amended more frequently than three (3) times during the calendar year, which amendment or amendments may occur at any time as determined by the City Council.

ADOPTED AND APPROVED THIS 17 day of December, 1973.

  
Mayor, Frank Terrazas

ATTEST:

  
Howard Schroyer  
City Clerk

AYES: Gardner, Loehr, Sanchez, Terrazas  
NOES: Watkins  
ABSENT: None  
ABSTAIN: None

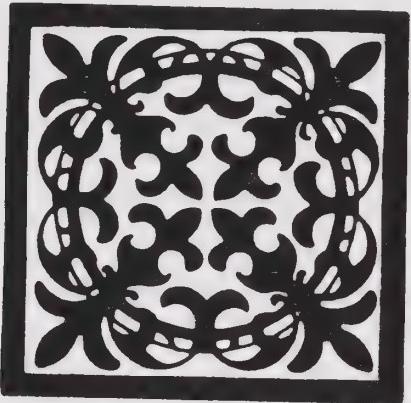


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## INTRODUCTION





## INTRODUCTION

### PURPOSE AND NATURE OF THE GENERAL PLAN

The General Plan is a general outline for the future development of the City of Pico Rivera. Its purpose is to provide a picture of the City's development objectives and policies to citizens, developers, government agencies and other interested parties. The plan can also provide a framework for day-to-day decisionmaking by the City Council, Planning Commission and City staff.

The General Plan is organized into nine elements dealing with different aspects of the City's development. Each of these elements deals with a specific issue in terms of the existing situation, problems and opportunities, goals and objectives, policies and recommendations for future development. Recommendations and policies may be of different types for different elements, some having definite physical impact on the City, others related more to programs and the way people relate to their neighborhood and City government.

Recommendations of the General Plan vary widely in their potential public and private costs, time required to implement, the people or groups who will be involved in their implementation, sources of funding and outside technical assistance, and many other factors. The ninth element of the General Plan, the Implementation Element, discusses these aspects of recommendations and identifies areas in need of special additional investigation, precise development plans, etc.

### THE GENERAL PLANNING PROCESS

The figure on the following page illustrates the process used by the City, General Plan Advisory Committee and Consultant in preparing the General Plan. The program followed a process of data collection and analysis, identification of problems and opportunities, development of goals and objectives, development of plan alternatives, and selection of the recommended General Plan. A Citizens Advisory Committee played an important role throughout this process in helping to develop the data base of information about the city, define citizen goals and objectives for future development, and provide ideas for solutions to problems in developing plan alternatives.

### LEGAL BASIS FOR THE GENERAL PLAN

Sections 65100-65700 of the Government Code require the legislative body of each city and county to develop and maintain a general plan. This general plan shall consist of a statement of development policies, as well as maps and text setting forth principles, objectives, standards and plan proposals. The general plan must include the following elements in such a manner that each or all elements may be adopted by the legislative body:



- . Land Use Element
- . Circulation Element
- . Housing Element
- . Conservation Element
- . Open Space Element
- . Transportation Noise Element
- . Seismic Safety Element
- . Scenic Highways

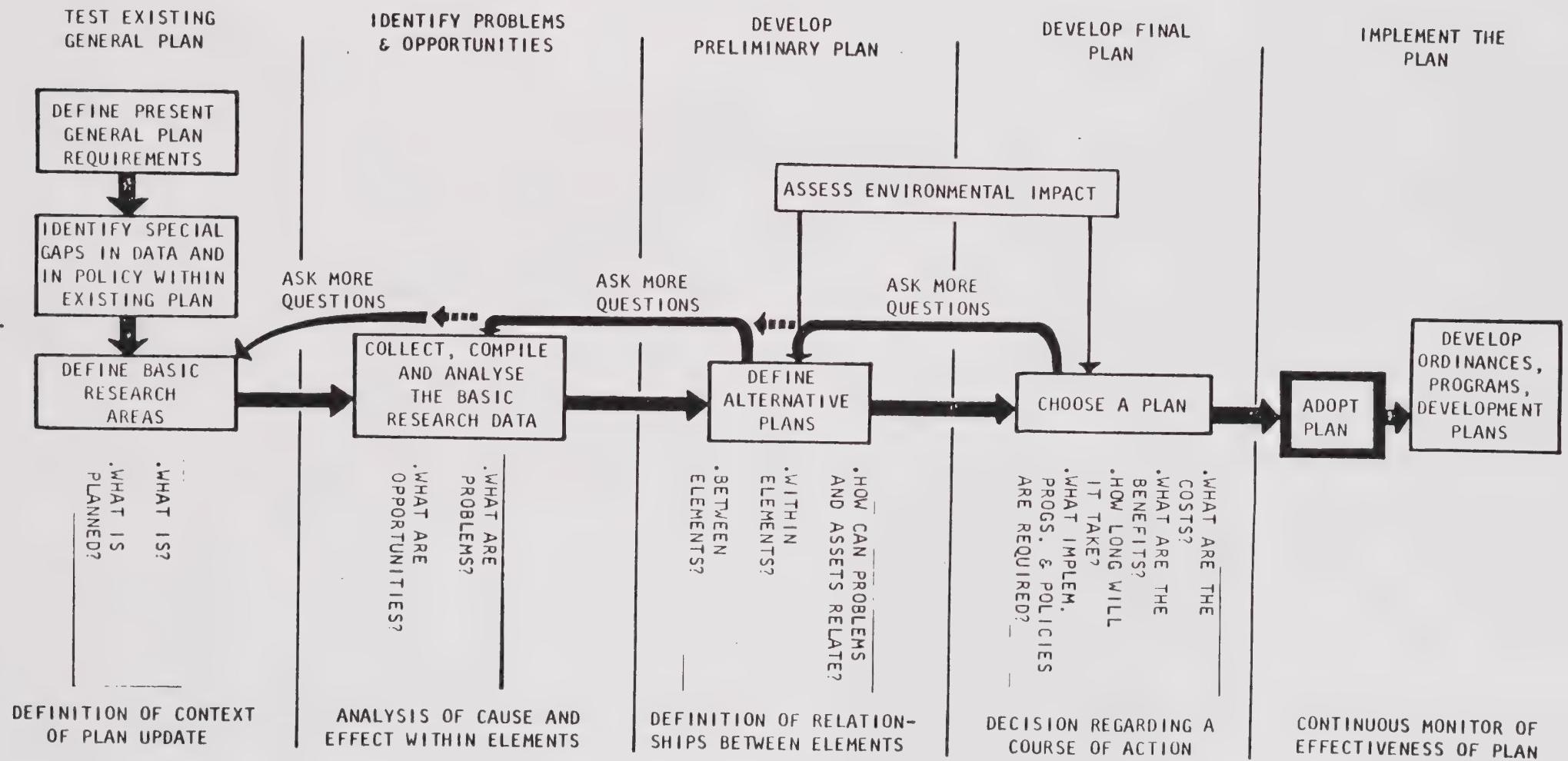
The Pico Rivera General Plan includes all of the above required elements plus a Public Facilities Element which includes parks and recreation, a Commercial and Industrial Element, a Water and Waste Management Element, and an Implementation Element. These elements are recommended in addition to those required in the above code section.

The specific land use change proposals included in this general plan should not be construed as a final or definitive action on the part of the City. A general plan is subject to modification and change and the recommendations only become finalized through specific implementation such as rezoning, subdivision regulations, new ordinances, etc.



FIGURE 1: THE PLANNING PROCESS

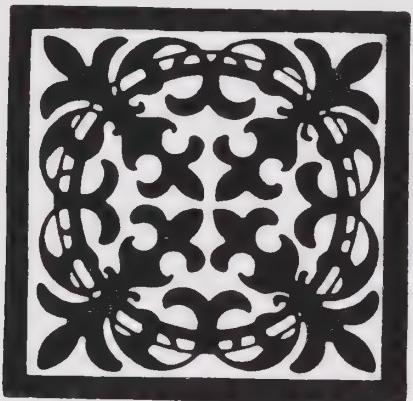
WILSEY & HAM





1

LAND USE ELEMENT





# Land Use Element

## INTRODUCTION

The basic function of the Land Use Element is to describe the existing and future relationships of physical development in Pico Rivera in terms of its intensity and density, the linkages, buffers and land use interrelationships. As such, it summarizes all physical development proposals indicated in the other elements of the General Plan and specifies overall land use policies for the City to follow.

## THE EXISTING SITUATION

Figure 1-1 illustrates existing land use in the City. The spreading grounds and rivers are of major importance in the existing land use pattern as are the major arterials which are closely spaced throughout the City. Other major land use features of the City are the railroad rights-of-way, running east to west, a large industrial area in the southwest section of the City and mixed uses along Whittier Boulevard. Strip commercial along major arterials and single-family housing compose a majority of the remaining City land use. Public facilities are well distributed throughout the City and schools are located in a manner which reinforces the neighborhood concept.

## PROBLEMS AND OPPORTUNITIES

- Lack of large vacant parcels in the south portion of the City.
- A development pattern which precludes a variety of changes in land use, especially in the vicinity of the spreading grounds and the major circulation system.
- A lack of buffers between incompatible uses.
- Existing zoning reflects land use rather than indicate solutions to land use problems.
- The range of development types, both in commercial and residential uses, is very limited.
- There is an opportunity to concentrate City efforts on redeveloping certain areas of the City to achieve a stronger land use pattern throughout the City.
- There is an opportunity to use the general plan, revised zoning map and revised zoning ordinance to buffer incompatible uses.

## RECOMMENDED GOALS AND OBJECTIVES

- Maintain existing development which is stable and an asset to the City.
- Attempt to develop the City in a manner which will create a positive image for the City and create areas within the City with a unique form and character.



RECOMMENDED  
POLICIES

- Identify, and reinforce through planning, existing residential neighborhoods.
- Attempt to respond to new land use development with well located public facilities.
- Attempt to buffer incompatible uses within the City. Wherever possible, avoid locating incompatible uses adjacent to each other.
- Develop effective controls for upgrading the quality of development in the City.
- In order to improve the image of the City, detail the policies expressed in the General Plan through an Urban Design Element.
- Attempt to utilize the market to naturally transition deteriorating or inappropriate uses within the City to other more compatible uses. If this is not economically feasible, utilize other methods in which the City will play a more active role such as redevelopment under California State Law.
- Utilize the existing mechanisms of the Environmental Impact Report, the zoning and subdivision ordinance to implement land use recommendations.
- Utilize the set of priorities reflected in this plan and detailed by a capital improvements program to aid in implementing the land use plan.
- Implement strong design controls in new single-family residential developments, in new commercial and industrial developments as well as in existing commercial strip areas and industrial areas.
- Take steps in dealing with regional agencies such as the County and State agencies which will aid implementation of the proposed plan and policies.
- Encourage assembling parcels for developing rather than having the City redevelop parcel by parcel.
- In the development review process use flexibility of development for change or expansion as one of the prime criteria for judging the acceptability of the development.

PROPOSED  
LAND USE

Following is a summary of all physical development proposals for the City. Figure 1-2, Proposed Land Use, illustrates these proposals.



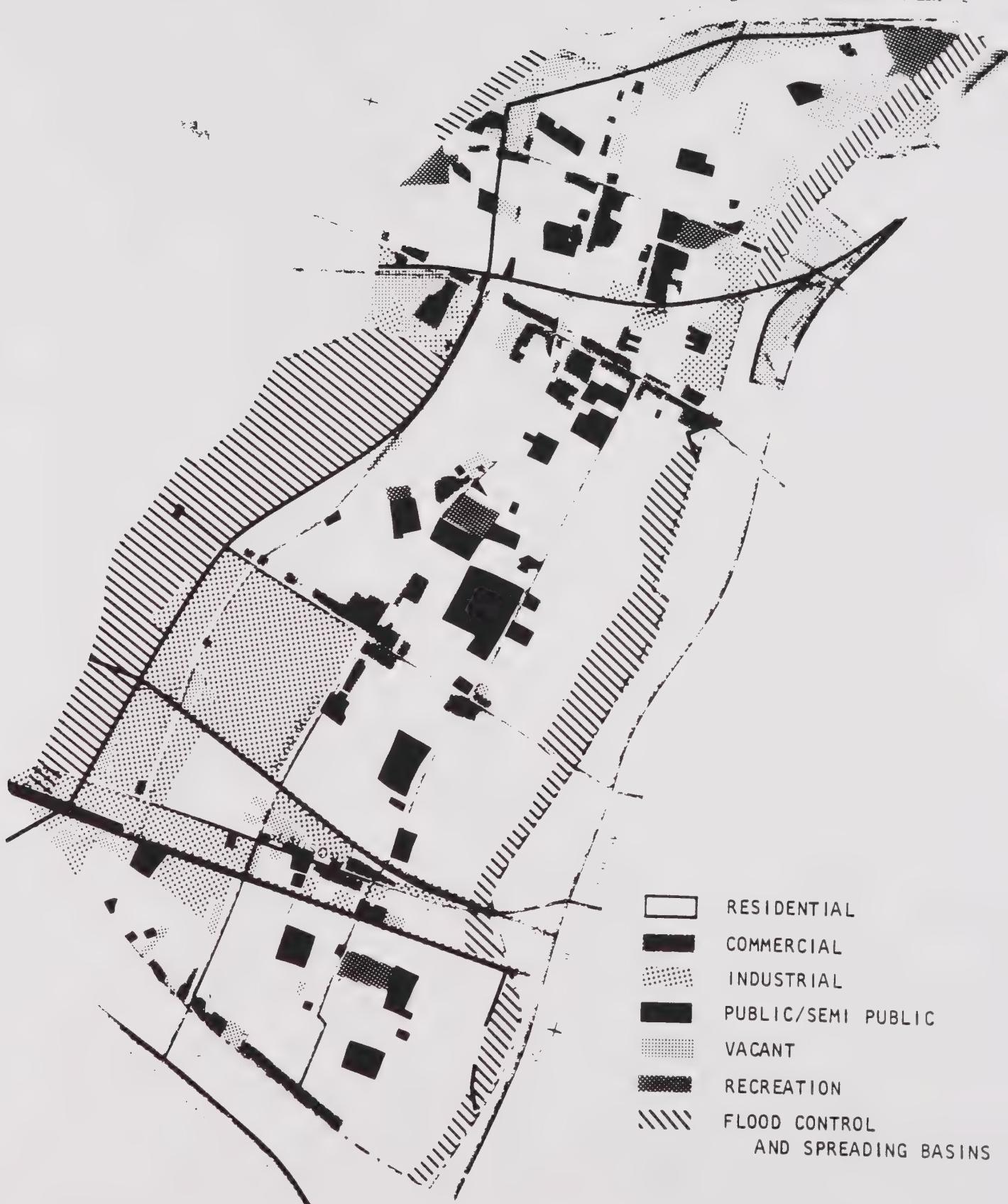
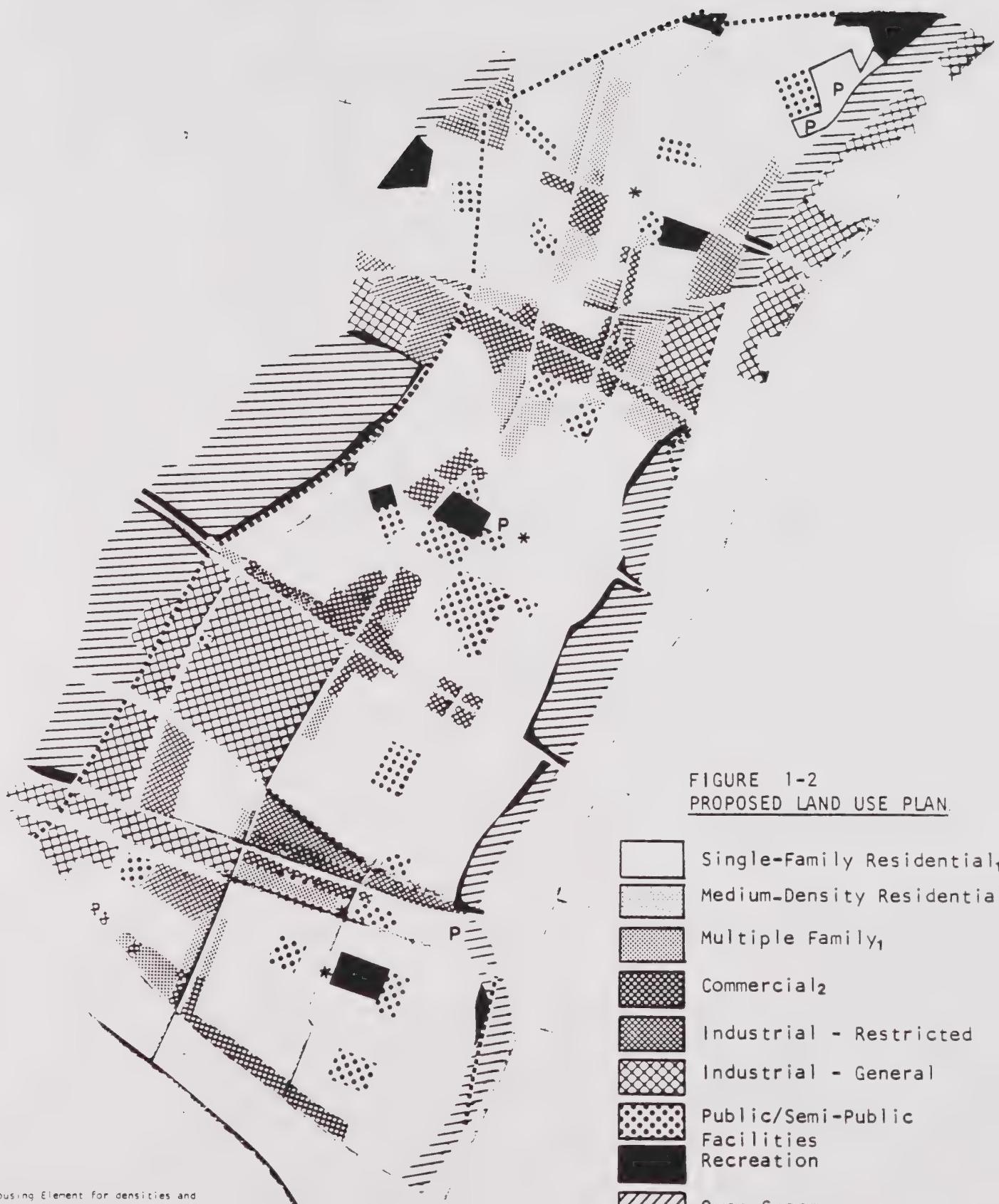


FIGURE 1-1 EXISTING LAND USE (GENERALIZED)

Source: Wilsey & Ham  
January 1973





**FIGURE 1-2  
PROPOSED LAND USE PLAN.**

NOTES

See text of Housing Element for densities and development standards.

<sup>1</sup> Convenience commercial centers and semi-public facilities are compatible within residential neighborhoods if they comply with standards included in the General Plan.



**Commercial:**

- A community-sized shopping center in the vicinity of Paramount Boulevard and Whittier Boulevard.
- A revitalization of the central business district with increased off-street parking, pedestrian malls, specialized commercial facilities, and medical offices related to the hospital.
- Maintenance of other existing commercial areas with off-street parking, consolidation and design controls.

**Industrial:**

- Concentration of industrial development into the southwest section, the Paramount/Whittier area and the area east and west of the San Gabriel River Channel north of Whittier Boulevard.
- Development of industrial parks east of the San Gabriel River Channel in the eastern portion of the Paramount/Whittier industrial area and in the area between Paramount and Rosemead north of Slauson.

**Housing:**

- New single family and medium density residential developments in the northern perimeter of the City.
- Rehabilitation of housing in the Pio Pico and Montebello Gardens neighborhood.
- Clusters of multi-family housing distributed throughout the City to avoid traffic and other nuisance effects.
- Large areas of multi family which can be developed or redeveloped by a single developer.
- Maintenance of the majority of single-family housing neighborhoods.
- Maintenance of the existing single family residential area bounded by Paramount Boulevard, Slauson Avenue, Rosemead Boulevard and the Santa Fe Railroad tracks as a neighborhood through precise plan efforts to protect the neighborhood from industrial encroachment and noise problems.
- A program to develop an alternative plan for the larger lot area to deal with the development pressures in the area (See Figure 5-6, Housing Element).



**Public Facilities:**

- Extension of Smith Park to link up with a proposed site for a city auditorium.
- Location of a senior citizen center adjacent to Rivera Park.
- Relocation of the southern school district offices to the Passons Boulevard area just south of Slauson.
- Extension of the golf course.
- Full development of Streamland Park.
- Development of another branch library on Durfee Avenue and Beverly Boulevard.
- Development of a Cultural Facility at a future time along Whittier Boulevard.
- A linear park system along the perimeter of both spreading grounds with improved landscaping near major arterials.
- A small park at the east end of Burke Street and near Mines and Paramount Boulevard, tied into the linear park system.
- An emergency water supply.

**Circulation:**

- Development of a safe and efficient local public transportation system.
- Development of a bicycle and pedestrian circulation system
- Increased off-street parking in commercial areas.
- Deletion of the Mines Avenue extension from planned street improvements.
- If Route 90 is approved by the State, utilization of the southern area adjacent to railroad right-of-way for the route. Develop a precise plan for this area should Route 90 be approved.



**Open Space/Conservation:**

- Long-term visual improvement of the river channel and spreading grounds.
- Preservation of the northern portion of the San Gabriel River Channel as a natural scenic area.
- Designation of selected presently-vacant parcels for designation as interim open space by agreement with the property owners.

**Water and Waste Management:**

- Consolidation of the City water system.

**THE PHASING  
OF LAND USE  
PROPOSALS**

The time schedule for the improvements and changes recommended in the General Plan cannot be entirely rigid and inflexible. The City must be able to act and take advantage of development opportunities as they arise. However, it is important for the City to know which part of the City to concentrate efforts on both in the short and long term.

Generally, land use changes in the south should begin to occur gradually. The City will need to address the issue of off-street parking on Telegraph Avenue in the short term (next five years) if proper commercial development is to occur in that area. The precise planning effort for the Selby Grove area should be undertaken as soon as is possible to forestall further problems.

Land use changes in the northern portion of the City should receive the greatest amount of effort and attention by the City. Development of the northern residential area should occur either concurrently with the redevelopment of Whittier Boulevard or just after redevelopment has shown significant results. Development of industrial parcels and provision of utilities should occur after Whittier Boulevard redevelopment, with the exception of the industrial area at Paramount and Whittier which should redevelop before other industrial areas.

Efforts to transition the northern industrial area to residential uses are of great importance and should be considered in the short term.

Total improvement of the spreading grounds is a very long term project; however, negotiations and interim improvements in the next five years will greatly aid other efforts in the City.



Full development of a linear park system is a long-term project; however, a plan for improvement should begin at an early date.

The cultural facility on Whittier Boulevard should be developed when significant improvements are apparent in the Whittier Boulevard area.



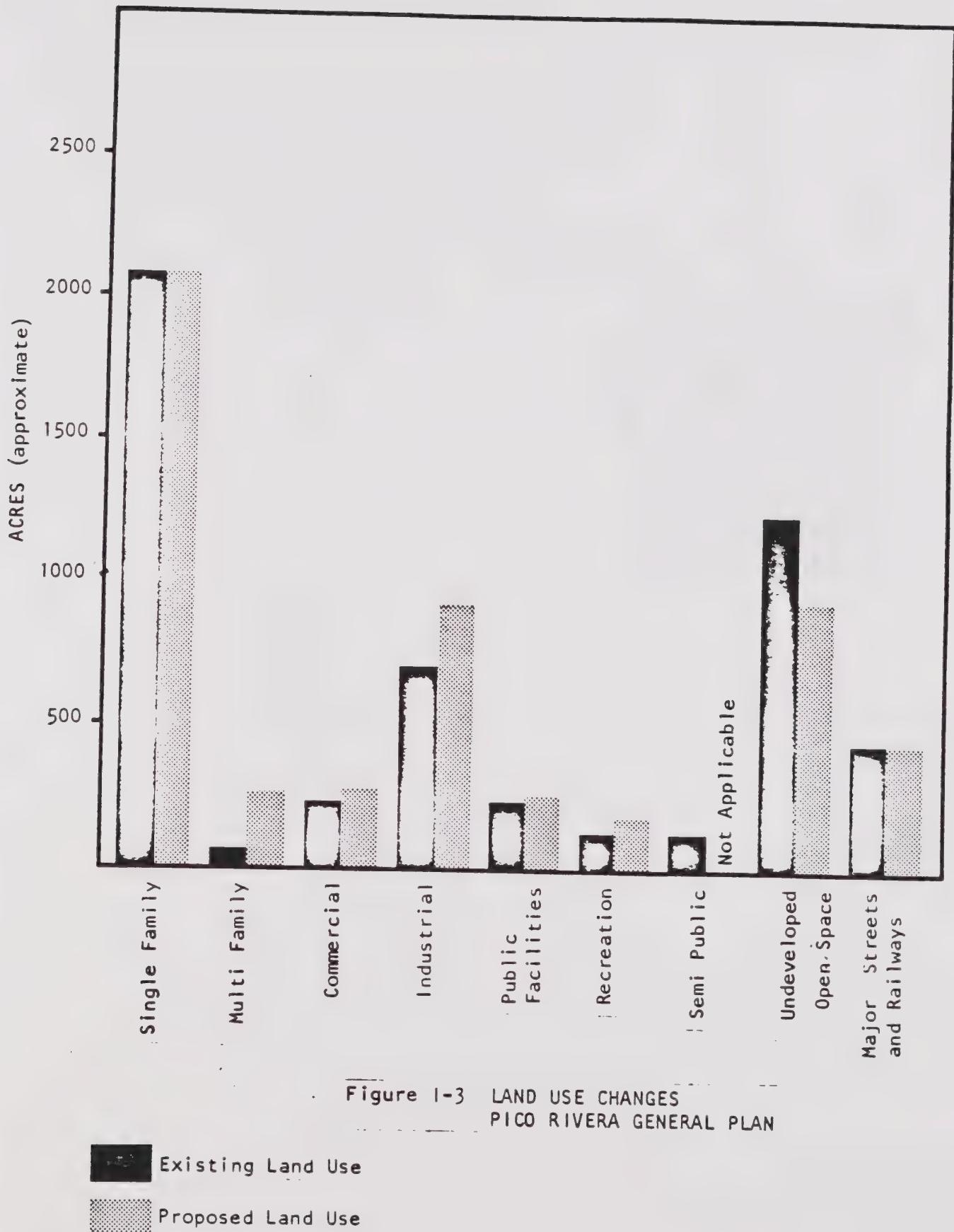


Figure 1-3 LAND USE CHANGES  
PICO RIVERA GENERAL PLAN

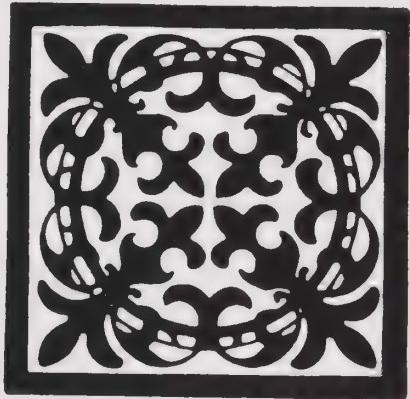
Existing Land Use

Proposed Land Use



2

POPULATION ELEMENT





# Population Element

## INTRODUCTION

Population statistics play an important role in developing a general plan which responds to the future needs of the City. Past growth and change in numbers of people will indicate expected growth for the future. Knowing the number of people that the City will accommodate in the future will indicate the general level of public services and facilities which should be provided in the future. Furthermore, population projections will allow the City to plan for the level of housing, employment and commercial facilities required to meet the needs of the future.

Knowing the characteristics of the future population is just as important as knowing how many people there will be. Characteristics which will bear a direct relation to planning are population density; age and sex characteristics of the population; origin, migration, education, income, labor force, occupation and minority group characteristics.

## EXISTING SITUATION

The City achieved its greatest growth during the 1950-1960 decade with an average annual growth rate of 10.5 percent. Since that time, the growth rate has steadily decreased reaching a plateau in 1972 with less than two tenths of a percent of growth in population. While all the surrounding cities are experiencing slow growth, the average annual growth rate of surrounding cities is .8 percent (as compared to the growth rate in Pico Rivera of .16 percent in 1972).

Pico Rivera's population is generally younger than the County-wide population, with a substantially larger population in the 5-19 year old range and a substantially smaller population in the 55+ age categories.

While the under 18 year old population is strongly distributed throughout the City, the over 62 age population is mainly concentrated in housing along major arterials. There is a marked concentration of the over 62 population in the vicinity of Slauson, Telegraph and Rosemead Boulevards.

Residential densities in the City are low, ranging from an average of 7.6 units per net acre in the north part of the City to 9.9 units per net acre in the central portion of the City as shown in Table 2-1.

Population characteristics include: a high proportion of native or second generation citizens; a stable resident population; average family income which is comparable to the County-wide average; a slightly lower educational level than the County; and predominantly blue collar work force.



TABLE 2-1  
POPULATION DENSITY<sup>1</sup>

	Residential Acres	Persons/ Net Acre	DU/ Net Acre
Area I	258	30.96	7.6
II	249	36.59	9.9
III	540	29.76	8.2
IV	289	32.33	8.6
V	425	27.72	7.8
Total City	1761	30.76	8.42

Unemployment is lower for male residents and higher for female residents than in the County as a whole. Major sources of income for Pico Rivera families are salaries; few residents receive income from investment, inheritance or interest.

There are fewer persons in the poverty level income ranges in Pico Rivera than in the County; however, a greater proportion of persons fall into the income level 25 percent above poverty level, indicating a large proportion of lower middle income families.

The Spanish-surname/language group composes 61 percent of the City population, concentrating mainly in the north-eastern portions of the City. The profile of the Mexican-American Pico Rivera resident is similar to that of the average resident; however, this population is generally younger than the City as a whole, unemployment is comparable for males, higher for females, average income is slightly lower, with more persons falling into the poverty level income group.

#### POPULATION PROJECTIONS

The major factor that differentiates the population within the City of Pico Rivera is ethnic heritage. Other than this, a large majority of residents are a very homogeneous group with similar housing, family ages and sizes, similar income ranges, educational and occupational tendencies. How will this influence the way that the population of Pico Rivera changes in the future? Depending upon many other factors, including City development policy, there are three major population growth and change forecasts which are plausible for Pico Rivera as shown in Figure 2-3.

Alternative Forecast "A" indicates that the population would remain stable for a few years and then, as the housing stock deteriorated and became vacated or transitioned to commercial or industrial uses, population in the City

<sup>1</sup>See Definition of areas on Figure 2-1



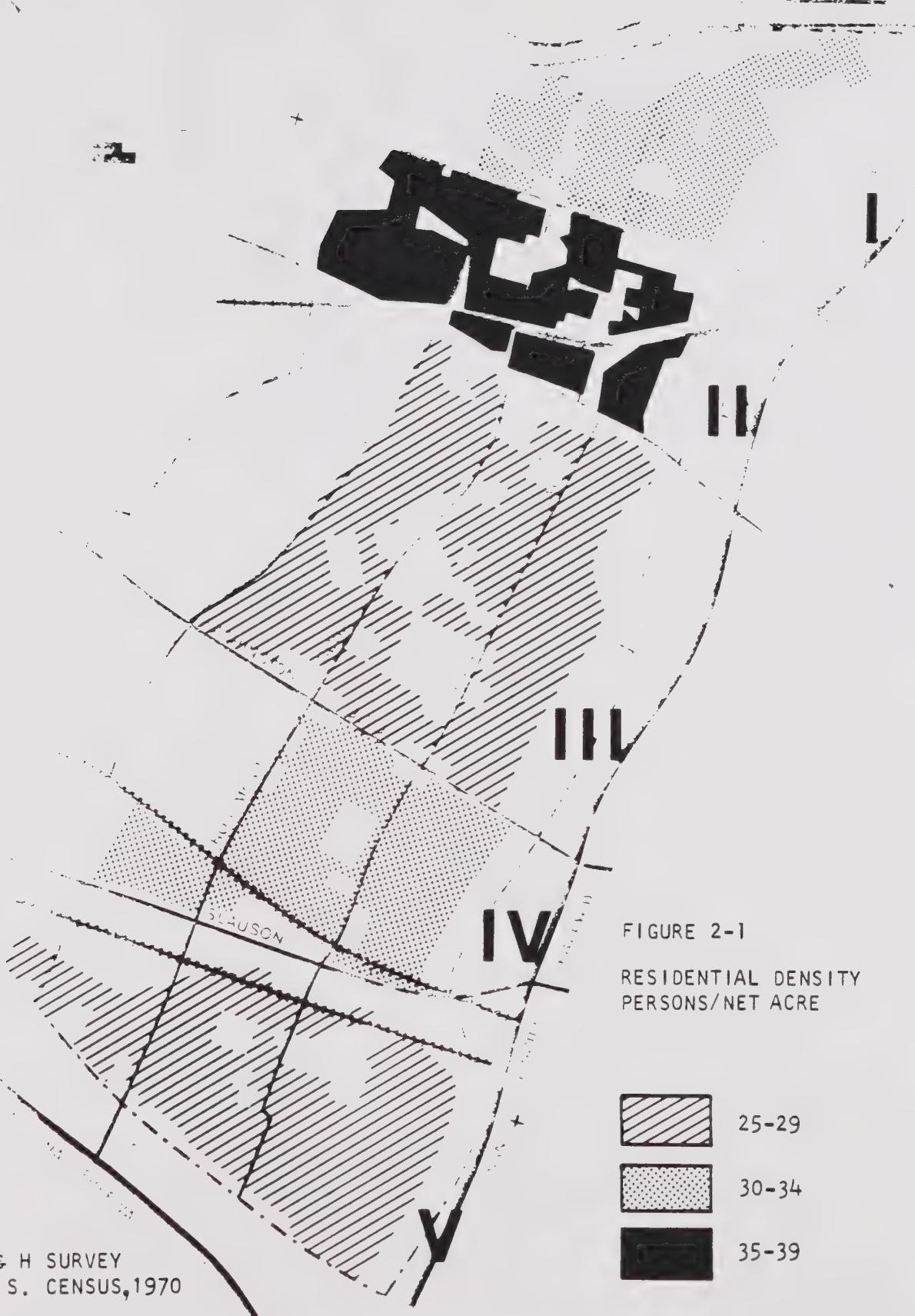
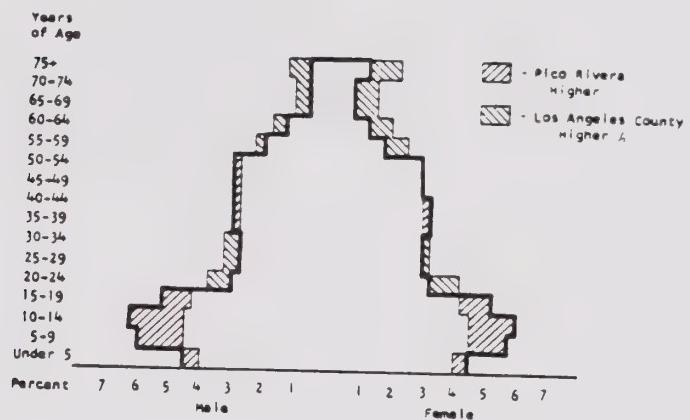


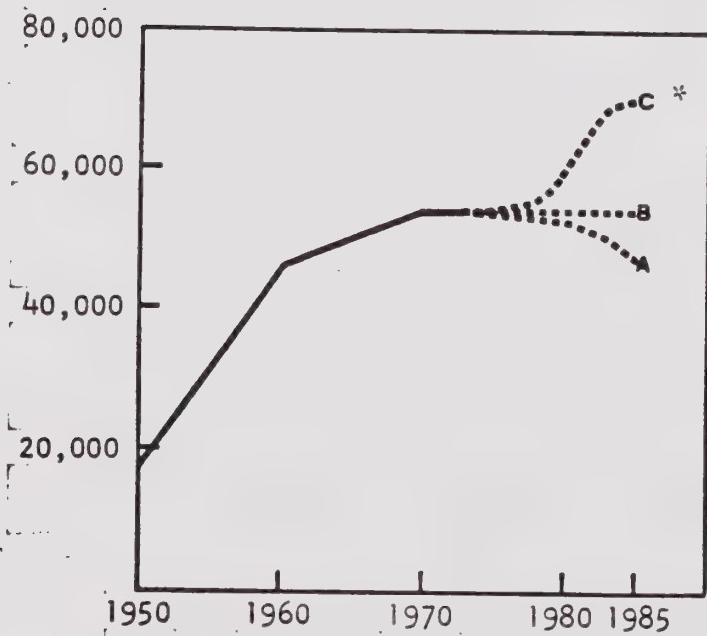


FIGURE 2-2  
COMPARATIVE AGE/SEX PROFILES - PICO RIVERA,  
LOS ANGELES COUNTY



Source: SCRIS Report No. 5, 1970

FIGURE 2-3  
POPULATION GROWTH ALTERNATIVES



\*Adopted Growth Policy



would begin to decline. This has been a typical occurrence in the central city in the past and at this time becomes a plausible future for the older suburban areas such as Pico Rivera. Under this alternative the City may possibly become an extension of the central city, low income, ethnic ghetto. Alternative Forecast "B" represents a continuation of the existing stabilized population with a "filling in" of residential areas in the north part of the City balanced by a transition of deteriorated housing to industrial or commercial uses in other parts of the City. Through code enforcement, neighborhood maintenance programs and other activities, efforts are undertaken to maintain and improve the existing housing stock. Under this alternative, the City could continue to function as providing sorely needed lower cost housing and through higher cost development in the north diversify the range and character of the City population.

Alternative Forecast "C" reflects the development proposals expressed in this plan. It is similar to "B" in that it presupposes active housing maintenance efforts by citizens and the City and a filling in of residential areas in the north. Since a basic premise of this plan is to cluster commercial development in strategic areas, much of the existing marginal commercial strips should gradually become available for residential development at higher densities. This transition of deteriorated commercial and vacant land adjacent to major arterials will be responsible for the moderate growth rates projected in Alternative "C".

#### PROBLEMS AND OPPORTUNITIES

- With the existing homogeneous housing stock the City has little opportunity to diversify its population.

- A large percentage of the population is in the dependent age groups under 18 years of age which require a higher level of public services and facilities.

- With a relatively stable permanent population at the present time, the City has a good opportunity to take action to influence the course of population growth and change.

- To encourage a gradually accelerating population growth as indicated in Alternative "C" above.

- To encourage the development of a wider diversity of people living within the City; to encourage a larger range of housing types to accommodate a larger range of people.

- To develop policies which would encourage continuing as a city with a relatively stable, permanent population by widening opportunities for residents to find different housing types in the City as their needs and life styles change.



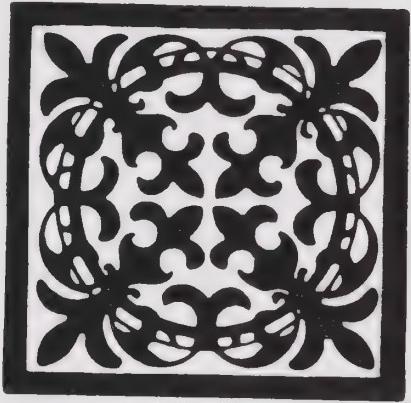
**RECOMMENDED  
POLICIES**

- To encourage moderate population growth, the opportunity for permanent residence in Pico Rivera and a wider diversity in population by:
  - Encouraging a range of housing types.
  - Maintaining and improving existing public facilities such as good schools, parks.
  - Encouraging new public and private facilities for recreation, consumer activities and employment.



3

COMMERCIAL ELEMENT





# Commercial Element

## THE EXISTING SITUATION

At the present time, there are approximately 203 acres of commercial uses in the City. Thirty-five percent (70 acres) is in retail sales, including gas stations, 26 percent (34 acres) in shopping centers, 21 percent (44 acres) in commercial recreation, with the remaining 7 percent (16 acres) in hotel/motel and service type uses. Most of this development is in commercial strips along Rosemead, Telegraph, Slauson and Whittier with some occurring in the older Whittier/Rosemead Central District.

Due to the development of many shopping centers in the vicinity of Pico Rivera and the introduction of freeways, the viability of these commercial strips and Pico Rivera's older commercial area is declining. New shopping centers in Whittier, Downey and Cerritos and planned centers in Montebello serve Pico Rivera and reduce its potential market area considerably. At the present time only daily shopping is done in Pico Rivera by residents; all major shopping is done outside the City.

However, the potential for new commercial development in the City, while not great, does exist if a strategy is undertaken which conveniently locates commercial development adjacent to residential areas. In a random survey of Pico Rivera residents, new shopping facilities were indicated to be a major requirement and of very high priority.

Large-scale commercial development could only be undertaken with great efforts by the City with major redevelopment of the City to a higher density to support this commercial development.

## PROBLEMS AND OPPORTUNITIES

- At the present time a very limited range of commercial goods and services are available in the City.
- There is a strong "leakage" of local residents consumer potential to areas outside of Pico Rivera.
- Pico Rivera draws little or none of the regional commercial market.
- Commercial development is extremely dispersed through several strip areas along major arterials.
- Pico Rivera is not now regarded by either residents or non-residents as a place to shop.
- Many commercial enterprises in the City are poorly maintained.



- There are many vacant commercial buildings.
- Commercial development along Whittier Boulevard is further hampered by street congestion and inadequate off-street parking.
- The City is particularly weak in apparel, general merchandise, building materials and home furnishings.
- There is no positive central business district in the City.
- There is inadequate commercial recreation (theatres, bowling alleys, restaurants, etc.) in the City.
- There is an opportunity to capture local residents consumer activities through attracting commercial enterprises in areas where the City is deficient.
- There is an opportunity to attract new consumers from outside the City with the improvement of Paramount Boulevard.
- There is an opportunity to use the historic background of Whittier Boulevard (El Camino Real, Pio Pico Mansion) to attract unique commercial development and give the street a strong image through architectural style, landscaping, street furniture, etc.

RECOMMENDED  
GOALS AND  
OBJECTIVES

- Encourage commercial development which will make a variety of goods and services available to the citizens of Pico Rivera.
- Encourage high-quality commercial development which will aid in creating a positive image and unique identity for the City.
- Encourage commercial development which is compatible with the level of demand which is expected within the City and which complements rather than duplicates other commercial development in the area.

RECOMMENDED  
POLICIES

- Upgrade and expand strip commercial development in selected areas.
- Concentrate on highway-related commercial development in strip commercial areas (hotels, restaurants, automobile sales, and service, etc.).
- Upgrade and expand the Central Business District in the vicinity of Whittier and Rosemead.



- Plan new commercial development to serve residential areas by distributing neighborhood commercial centers strategically throughout the City.
- To serve local citizens and surrounding areas develop a community-sized shopping center within the City.
- Take advantage of the historic background of Pico Rivera to develop specialized commercial facilities based upon a theme of El Camino Real to provide a unique and positive image for the City.
- Convenience centers, as described in the performance standards within this element should be allowed in neighborhoods along secondary or collector streets subject to planning review to ensure compatibility with other uses in the neighborhood.

#### RECOMMENDED COMMERCIAL LAND USE

As shown in Figure 3-2, neighborhood shopping centers are indicated in areas where local shopping is already established to some degree. In all, there are five areas where these small-scale localized shopping facilities can be designated. Some, such as the facility on Beverly Boulevard and Rosemead Boulevard, can be expanded to include neighborhood facilities such as barber shops, cleaners, laundry, bakeries, etc.

In order to take advantage of increased accessibility from the extension of Paramount Boulevard, a community-sized shopping center is proposed at Whittier east of Paramount Boulevard. This center should provide the goods and services such as appliances, furniture, apparel, etc. which are not provided at the present time in the City. Just east of this area highway-related commercial will serve to link this community center to the Central Business District. Uses such as medical/dental offices, banks and restaurants should be included in the Central Business District to strengthen its image. In addition, this center should be linked to specialized commercial with an historic theme which will attract consumers from outside the City and commercial recreation such as theatres which are badly needed in the City.

Highway-related commercial should be expanded to include off-street parking but is shown to be limited to the east side of Whittier, Rosemead Boulevard near Washington, Slauson Boulevard east of Rosemead, Rosemead Boulevard north of Telegraph and Telegraph Boulevard east of Rosemead. It is recommended that marginal commercial development outside these areas be encouraged to transition to other uses such as multifamily residential which would function to "break" long commercial strip development and support proposed commercial development.



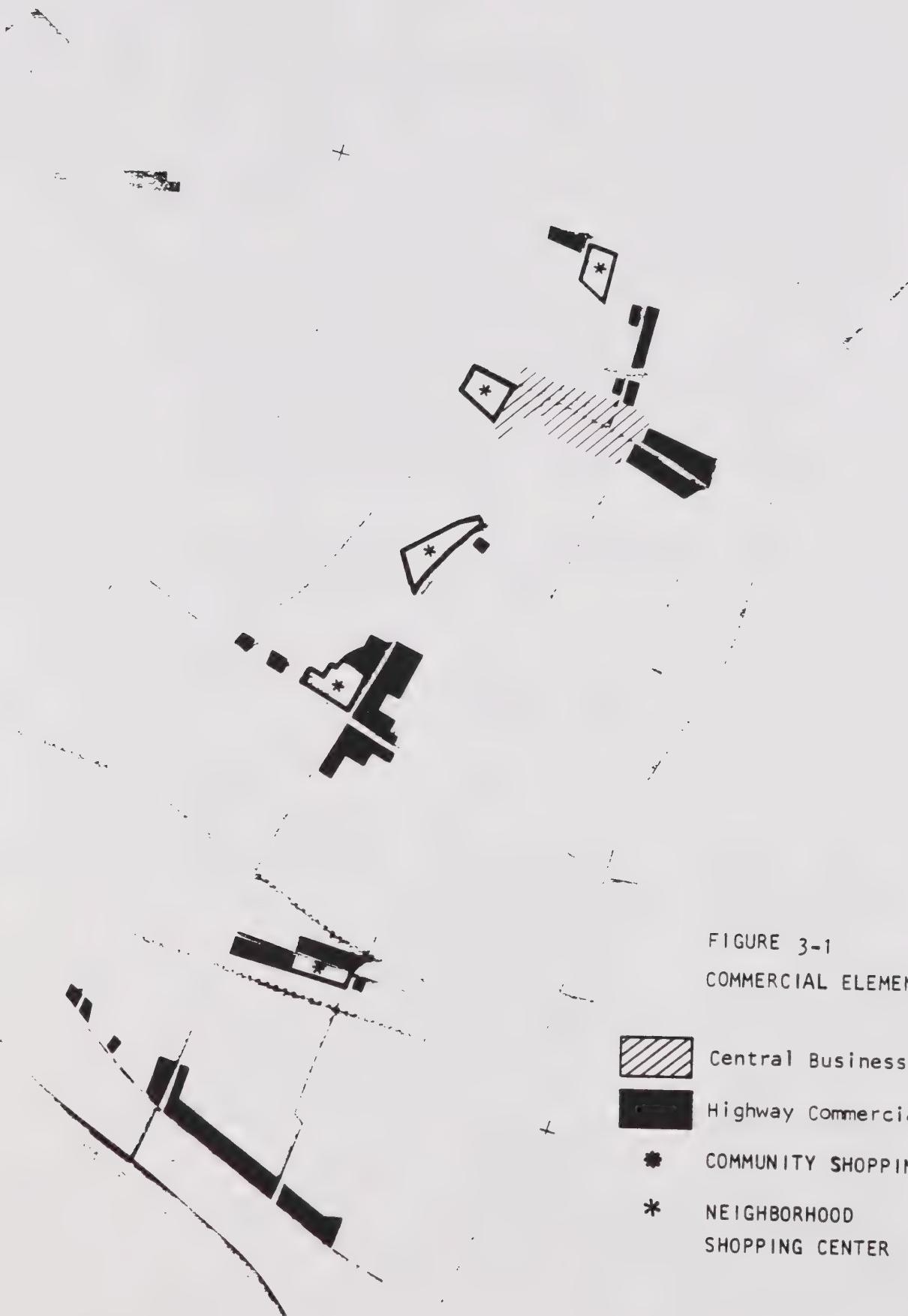


FIGURE 3-1  
COMMERCIAL ELEMENT

- Central Business District
- Highway Commercial
- \* COMMUNITY SHOPPING CENTER
- \* NEIGHBORHOOD SHOPPING CENTER



## IMPLEMENTATION

In order to accomplish the above policies, the City needs to take a leading role in encouraging the appropriate development to occur within an appropriate time span. The City can encourage quality commercial development by promoting City beautification programs, improving and expanding street furniture and landscaping, providing off-street parking facilities in commercial areas, implementing a local bus system which will attract consumers to the area, providing sign controls and architectural design control, and continuing to improve local streets for good traffic circulation.

In order to improve the Whittier Boulevard area, a phased redevelopment program including all of the above actions should be undertaken. This program should include a detailed plan for the area which would reflect the concepts shown here. The City would in a redevelopment program play an active part in revitalizing commercial development in the City.

## COMMERCIAL DEVELOPMENT STANDARDS

The following functional relationships are developed as performance criteria to judge conformance to the intent of the general plan policies and features.

### Neighborhood Center

- Size range:            4-8 gross acres  
                              30,000 to 75,000 gross sq.ft. of retail sales
- Service area:        7,500 - 20,000 persons
- Parking:              200 - 600 spaces
- Accessibility:       No direct access to freeways required. Primary arterials should provide primary access frontage and visual orientation.

Pedestrian paths should link neighborhood centers to community residential areas, community facilities, central business area and street system.

- Design Controls:     Moderate controls should be placed on materials, street furniture, architectural quality and lighting.
- Strict controls should be imposed on landscaping, storage screening, walls and fences, parking areas, signing and graphics.

- Buffering:            Required with all residential types, all park types, industry, schools. Should be located in proximity to residential development and community activity centers.



**Community Centers**

- Size range: 10-30 gross acres  
100,000 - 250,000 gross sq.ft. of retail sales
- Service area: 40,000 - 150,000 persons
- Parking required: 1,000 - 3,000 spaces
- Accessibility: Primary arterials. Pedestrian paths should link center to other activity areas.
- Design controls: Moderate controls on street treatment and furniture, architectural quality and materials.

Strict controls on landscaping, storage screening, walls and fences, parking, lighting, signing and graphics.

**Convenience Center**

- Size range: 1-2 gross acres  
10,000 - 20,000 gross sq.ft. of retail sales
- Service area: 2,000 - 4,000 persons
- Parking required: 25 - 50
- Accessibility: Access on primary arteries desirable. Pedestrian and bicycle access should be facilitated to the greatest degree.
- Design controls: Controls should be extensive enough to insure facilities blend with residential setting.
- Buffering: Buffering with all residential, school, and similar facilities required.

**GENERAL  
PERFORMANCE  
STANDARDS**

- Provide buffering and off-street parking in accordance with current city standards specified in the zoning ordinance.
- Walls, required by municipal ordinance for parking areas which lie across a street from a professional-administrative or residential zone, should be landscaped.
- Loading facilities for establishments accommodating



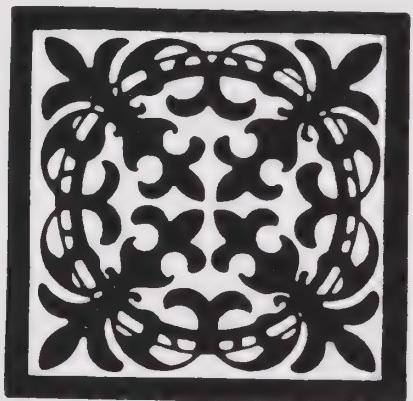
large trucks or extensive truck traffic should be located at the rear of such establishments.

Proposals to develop commercial centers should be subject to city administrators and planning officials approval.



4

## INDUSTRIAL ELEMENT





# Industrial Element

## THE EXISTING SITUATION

While most housing construction and population growth occurred in the 1950-1960 decade, a major part of the industrial development in the City has occurred in the period since 1960. A significant amount of this industrial development falls into the category of general manufacturing with metal products, transportation, food products and industrial services also quite evident in the City. Over 10,000 persons are employed in industrial firms in Pico Rivera with the major employer, Ford Company, employing over 2500 persons. However, most industry is small in scale; over 70 percent of the industrial firms employ less than 50 persons. Therefore, it is evident that a wide range of types and sizes of industry are viable in Pico Rivera.

The best potentials for new industrial development are in the areas of wholesale trade, general manufacturing and industrial services due to the strong need for regional accessibility that characterizes these industrial development types. Lesser potentials exist for aerospace and defense industries and research and development facilities at the present time because of environmental considerations, site amenities and sizes of parcels now available. Development competition with surrounding cities and outlying areas with lower cost land and large parcels is a serious impediment to additional large-scale industrial development within the City.

Accessibility is good in the southwestern industrial area; however, there are pressures on the local circulation system in the vicinity of the industrial area adjacent to Whittier Narrows Dam, and additional roads are necessary for industrial development east of the San Gabriel River Channel. This area will also require storm drains and utilities to be developed industrially.

## PROBLEMS AND OPPORTUNITIES

- Industrial development has occurred in many small areas dispersed throughout the City, making provision of City services and facilities more expensive and difficult and placing pressures on residential area circulation systems.
- Some industries with high "nuisance effects" such as noise, odor and visual impact have occurred in areas where they have a negative effect on residential areas.
- There are adequate amounts of vacant land available and appropriate for industry in the northeastern part of the City; however, only a few smaller sized parcels are available in the southern section of the City.







- There will be problems associated with creating access to the area east of the San Gabriel Channel and south of Beverly Drive due to existing railroad configuration.
- Because of the central location of the City, there is good industrial potential in the development of the flood control channels; however, since air rights development is the only method of making the flood control channels available for industrial use, the economic feasibility of such actions is extremely long term.
- There is a good opportunity to attract wholesale trade, particularly in transportation-related areas due to the character of existing industrial development.

- The rail service and adjacent freeways, accessibility to air service are all strong industrial assets for the City.
- Concentrate industrial development in southwestern area, in the Paramount/Whittier area, in the area in the vicinity of the San Gabriel River Channel, in the Kruse Road area and the area north of Beverly Boulevard and Paramount Boulevard.
- Discourage new industrial development outside of these areas.
- Encourage the transition of marginal industrial uses in the northern section of the City to residential uses compatible with the surrounding area.
- Encourage viable industrial concerns in the north part of the City to provide adequate buffers, landscaping to be compatible with the residential character of the area.

#### RECOMMENDED GOALS AND OBJECTIVES

#### RECOMMENDED POLICIES

To achieve the above goals and objectives:

- Consider use of the California Redevelopment law to fully develop the industrial areas.
- Coordinate with the Chamber of Commerce to encourage appropriate industrial development.
- Plan to provide public facilities (water, sewer, etc.) for industry on a priority basis to those areas designated industrial use in the general plan, thereby encouraging industrial development in those areas.
- Discourage development of industrial uses in areas where it is inappropriate through zoning.
- Develop and maintain strict design control standards to obtain high quality design in industrial development which improves the image of the City.
- In restricted industrial areas require larger buffer zones, enclosed storage, landscaping screening, improved truck access than in general industry areas.



**PERFORMANCE  
STANDARDS:  
INDUSTRY**

**Proximity and Accessibility to Circulation System**

- Direct access is required to and from freeway, primary roads and railroads. Heavy industrial traffic should continue to be restricted to specified routes.
- Frontage of industrial development and visual orientation should be to primary arterials, railroad lines and industrial access roads.
- There should be no direct access to residential streets from industrial developments.
- Pedestrian linkages should connect industrial complexes to community commercial, offices and street systems in the southwestern, Paramount, Whittier and San Gabriel River industrial areas.

**Design Controls**

- Strict design review standards should be established in reference to industrial landscaping, architectural materials, storage screening, noise abatement, walls and fences, parking, lighting, signing and graphics.

**Land Use Relationships**

- Industrial facilities should be physically separated from other uses excepting commercial support and police and fire protection.
- Physical buffers (green space, landscape screens) should be required between industrial and residential, parks and recreation uses, schools, churches, medical facilities, social institutions and cultural facilities.
- Strict controls should be placed upon noise, air and water pollution, that being the responsibility of County agencies and special districts.
- Off-street parking facilities should be located at the side or preferably the rear of the building.
- Truck and railroad loading docks or doors should be at side or rear of building.
- Parking for an industrial area which lies across a street or adjacent to a more restricted zone is required by municipal ordinance to have buffer walls. These walls should be landscape screened.
- The percentage of lot coverage for general-purpose industrial buildings should be a maximum of 50 percent with 25-33 percent coverage optimum.

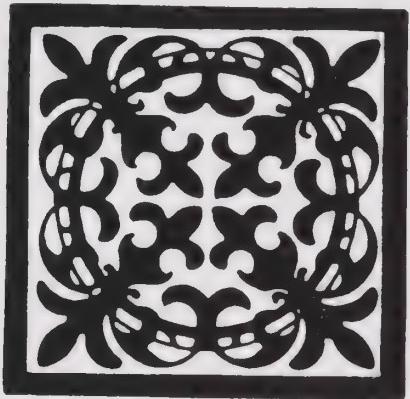


- Buildings should be constructed of high-quality materials, not materials such as metal.
- The development of industrial parks should be encouraged and specific development plans should be subject to city administrators and planning officials approval.



5

## HOUSING ELEMENT



1989-94



## INTRODUCTION

California State Law requires that local governments review and update the housing elements of their General Plans periodically (at least every five years). The next such revision is due July 1, 1989. In accordance with this mandate, the City of Pico Rivera has conducted a review of housing needs in its community for the purpose of evaluating the effectiveness of past programs and establishing new goals and objectives for the coming five-year period.

The housing element revision is presented in six sections:

1. An assessment of housing needs, resources and constraints.
2. A statement of goals.
3. Policies, Programs and Qualified objectives for the preservation, improvement and development of housing.
4. A description of public participation.
5. An evaluation of General Plan consistency.
6. Evaluation of past performance.

Unless otherwise noted, demographic information included herein is based on 1980 Census information.



## ASSESSMENT

### POPULATION AND EMPLOYMENT TRENDS

Pico Rivera occupies an approximately 8.5 square mile area located southeast of downtown Los Angeles just east of the Rio Hondo River. Between 1950-58, the City experienced a fast rate of growth (10.5% annually) largely due to rapid subdivision and residential development. Since its incorporation in 1958, however, the population gains have been more modest, though still steadily increasing.

Census data from 1980 reported Pico Rivera's population to be 53,387, evenly divided between men and women. And, figures provided by the State Department of Finance indicate that, for the seven years from 1980 to 1987, the City's population rose approximately 11 percent to 59,337 (See Table 5-1).



TABLE 5-1  
CITY POPULATION FIGURES  
1980-1987

1980	53,387
1981	54,245
1982	55,532
1983	55,837
1984	56,355
1985	56,857
1986	58,531
1987	59,337

Source: State Department of Finance, 1988



The age composition of the population has also undergone change over the years. Median age increased from 24.2 years to 26.7 years during 1970-80, with the number of persons under 25 years of age decreasing from 51% (27,638) to 47% (25,258). At the same time, the elderly sector (60 years and above) grew as a proportion of the population from 8% (4,215) to 11% (5,843). Because of the stable nature of the City's neighborhoods, the number of elderly is likely to continue increasing as residents choose to remain in Pico Rivera into their retirement years.

#### Race and Ethnicity

One outstanding feature of Pico Rivera is the large representation of Hispanic people in its community. In 1980, Hispanics (identified in the Census as "persons of Spanish origin") totalled 40,637, or 76% of the City's population. This reflected an increase from 1970 when a little over 61% of the City's residents were Hispanic. The white population has gradually diminished in proportion, comprising only 21.6% of the population in 1980 as opposed to 35.9% in 1970. Other groups, which include Blacks, Asians and American Indians, make up the remaining 2.3%.



The figures quoted above for 1980 are in marked contrast with corresponding statistics for Los Angeles-Long Beach Standard Metropolitan Statistical Area (SMSA) as a whole. A little over half (52.9%) of the L.A.-L.B. population is White, with Hispanics representing 27.6%, a much smaller proportion of the total population than that of Pico Rivera.

### Employment

Total employment of City residents age 16 and over was 22,016 according to the 1980 Census, an employment rate of 93% of the labor force. Labor force characteristics of the City reflect those present nationwide; over two-thirds of those employed work in manufacturing, wholesale and retail trades as operators, assemblers and inspectors or in technical, sales and clerical jobs. Also, female participation in the labor force has increased, from 34.8% in 1970 to 40.6% in 1980 (of which 18.5% have children under 6 years of age). Most Pico Rivera residents work outside of the City. Over 82% of employed residents



have commuting times of 15 minutes or more, with the average time travelled to work each day being 27 minutes.

Unemployment in Pico Rivera rose from 4.9% in 1970 to 7.0% in 1980, 1% higher than the 6% rate in L.A. County. Currently, the largest employer in the City is Northrop Corporation which provides approximately 12,000 jobs.

Recent commercial developments along Whittier Boulevard (including Crossroads Plaza and Gateway Center) have provided additional employment opportunities.

#### **SCAG Regional Housing Needs Assessment**

The authority to determine housing needs for the various income groups for cities within the region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The income groups established are categorized as Very Low, Low, Moderate, and High Income households. The incomes of the selected income groups are based upon percentages of the median



household income for the Los Angeles area, which was \$21,750 for a family of four in 1980, the year upon which the data is based. Very low income households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area; Low Income households earn between 50% and 80% of the median; Moderate Income groups earn between 80% and 120% of the median; and the High Income households earn over 120% of the median income. The Southern California Association of Governments' 1988 Regional Housing Needs Assessment produced a five year future housing need for Pico Rivera of 595 units (See Table 5-2). The housing needs for the selected income groups are shown by percent and number of housing units required.



TABLE 5-2  
SUMMARY OF PROJECTED HOUSING NEEDS

Number of Units

1. 1994 households	16,011
2. 1989 Households	15,948
3. 5-Year growth in households (line 1-line 2)	370
4. Existing Vacancy Need	114
5. Additional Vacancy Need	9
6. 1989-1994 Expected Units lost from stock	102
7. Future Housing Unit needs, for all income groups	595
8. Future Housing needs by income groups	

<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Upper</u>	<u>Total</u>
102	119	125	249	= 595

Source: SCAG Regional Housing Needs Assessment December, 1988



## HOUSEHOLD CHARACTERISTICS

Approximately 50% of the land area in Pico Rivera is devoted to residential use, most of which is for single family dwellings (81% of the 15,865 housing units). Most single family homes are owner-occupied; however, 15% are rented out and provide approximately 40% of the available rental units. Multi-family housing has comprised a relatively small proportion of the housing stock--only 19%--although that number has steadily increased since 1980. In addition to the above, the City has 446 units of mobile homes and trailers housing 1,003 residents (See Table 5-3).



TABLE 5-3  
 MOBILE HOME PARKS  
 CITY OF PICO RIVERA

<u>Name of Mobilehome Park</u>	<u>Total Spaces in Park</u>	<u>Number Of Spaces Occupied</u>	<u>Number of Permanent Residents</u>
Citrus Drive Trailer Park	28	28	54
Elms Mobile Estates	25	25	39
Pico Rivera Mobilehome Park	34	34	50
Rio Vista Mobilehome Park	98	95	160
Shamrock Mobilehome Park	11	11	22
Villa Nova Mobilehome Park	153	153	387
Walnut Lodge	34	34	39
Westland Estates	63	63	252
TOTALS	446	443	1003

Source: City of Pico Rivera Departments of Housing & Community Development, and Planning, 1988



## **Households**

The total number of households grew from 14,362 in 1970 to 15,382 in 1980, an increase of 1,020. Over these same years, the average number of persons per household decreased from 3.8 to 3.45, with single person households increasing slightly from 10.5% (1,504) of the population to 14.6% (2,239). The concurrence of growing numbers of households and smaller household sizes is a nationwide phenomenon which suggests, among other things, a decline in the traditional nuclear family unit. This is true even though large families (i.e., five or more persons) made up 27% of the City's households in 1980. There were 3,343 large families living in owner-occupied units in 1980, and 803 large families in rental units.

The median income of Pico Rivera households in 1980 was above that of Los Angeles County: \$18,401 in Pico Rivera compared to \$17,563 for the County. Owners, however, had median incomes of \$20,867, whereas renter median income was much lower at \$12,546. Looking at individual census tracts, all areas show a substantial number of low and moderate income residents, i.e. those making 80% of the County median income or below.



Every tract shows over 30% low-moderate income persons, and three tracts have more than 50% in this classification.

Families with female heads-of-households increased from 1,200 (8.4%) in 1970 to 1,729 (11.2%) in 1980, consistent with the national trend. A significant number of households with children ages 0-18 are female-headed: 14.8% in 1980, an increase from 8.3% reported in 1970. This number bears importance in relation to social service needs such as child care, recreation programs, and health care which are of special concern to these households.

#### **Ability to Pay**

Data from the 1980 Census indicate that homeowners with mortgages spent an average of \$282 per month for selected housing expenses. These housing expenses reflect the sum of mortgages, deeds of trust or similar debts on property, utilities, and fuels. Monthly payments for owners appear low because the average age of the City's housing stock is over 30 years old and interest rates and initial prices were considerably lower at the time of purchase. Also, the



Census does not attempt to identify nor include operating costs in owner-occupied housing expense figures.

For renters, median gross rent in 1980 was \$257 per month. This dollar amount is the contract rent (i.e., monthly rent agreed to, or contracted for) plus the estimated average cost of utilities and fuels if paid for by the renter. This definition was used by the Census in an attempt to eliminate differentials due to varying practices in rent structuring. Unlike owner costs, rents quoted in this category most likely include operating costs for the landlords.

The \$257 monthly rental rate in 1980 bears no resemblance to rates in subsequent years. Table 5-4 gives one measure of the extent to which rents have skyrocketed during recent years. The HUD-formulated Fair Market Rent (FMR) schedule is a guideline to maximum rents allowable for units receiving Section 8 assistance. HUD uses the Consumer Price Index and the Census Bureau Housing Survey to calculate these FMR's for each SMSA.



TABLE 5-4  
 HUD FAIR MARKET RENTS  
 Los Angeles-Long Beach SMSA  
 1980 - 1983 - 1988

Year	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1980	\$ 291	\$ 343	\$ 380	\$ 420
1983	463	538	710	816
1988	588	684	876	990
% Change				
1980-88	102%	99%	130%	135%

Source: U.S. Department of Housing and Urban Development, 1988.



Because HUD includes different criteria in its definition of rent, Census figures and FMR's are not directly comparable. However, what is significant and applicable to the City is the rate of increase from 1980-88 according to HUD figures: by 1988 rates for a single bedroom in the L.A.-L.B. SMSA had increased by 102% over the 1980 rate; rates for a four bedroom rose by 135%.

Based on figures in the 1988 Regional Housing Needs Assessment prepared by SCAG, the total number of lower income households paying more than 30% of their gross income was 2,684 which represents 47% of the total number of lower income households in the community. Of the 2,684 households over paying, 1,098 were owner-occupied and 1,585 were renter-occupied.



On the average, renters in all income categories spend a greater proportion of their incomes for housing than do homeowners and thus face greater financial obstacles in securing decent, affordable housing. The following summarizes their situation:

1. Median income for renters was \$12,546 in 1980, \$5,355 below the median income for households citywide, and \$8,321 below homeowner median income.
2. Although both homeowners and renters who earn less than \$10,000 in yearly salary are likely to pay more than 30% of their incomes on respective housing expenses, one-third of all renters fall into this category and for the most part are likely to spend more than 50% of their earnings for housing costs.
3. Renters have a higher proportion of overcrowded units, although there are more overcrowded owner households in absolute numbers.



4. Although vacancy rates are tightest for owner-occupied units, rental units are still much below the "ideal" vacancy rate as set by the local council of governments.
5. Approximately 25% of the rental units are in substandard condition, compared to 16% of the owner-occupied units.

### Overcrowding

There is a high level of overcrowding in the City. (See Table 5-5). Overcrowding is defined by the 1980 Census as 1.01 persons or more per room (excluding bathrooms). Sixteen percent (1,765) of the owner-occupied housing in the City is overcrowded, as is almost a quarter (1,050) of the renter-occupied housing. These percentages are both higher than those for Los Angeles County, which are 6.6% and 15.5% for owner and renter occupied units respectively. A map of Census tract boundaries follows (Figure 5-1)



TABLE 5-5  
OVERCROWDED UNITS  
By Census Tract

Census <u>Tract #</u>	Number <u>of Units</u>	% of <u>Housing Stock</u>
5004.01	250	18
5004.02	371	31
5005	102	18
5006	431	32
5007	244	14
5008	224	16
5009	304	20
5024	334	16
5025	202	18
5026.01	247	14
5026.02	106	9

Source: 1980 Census



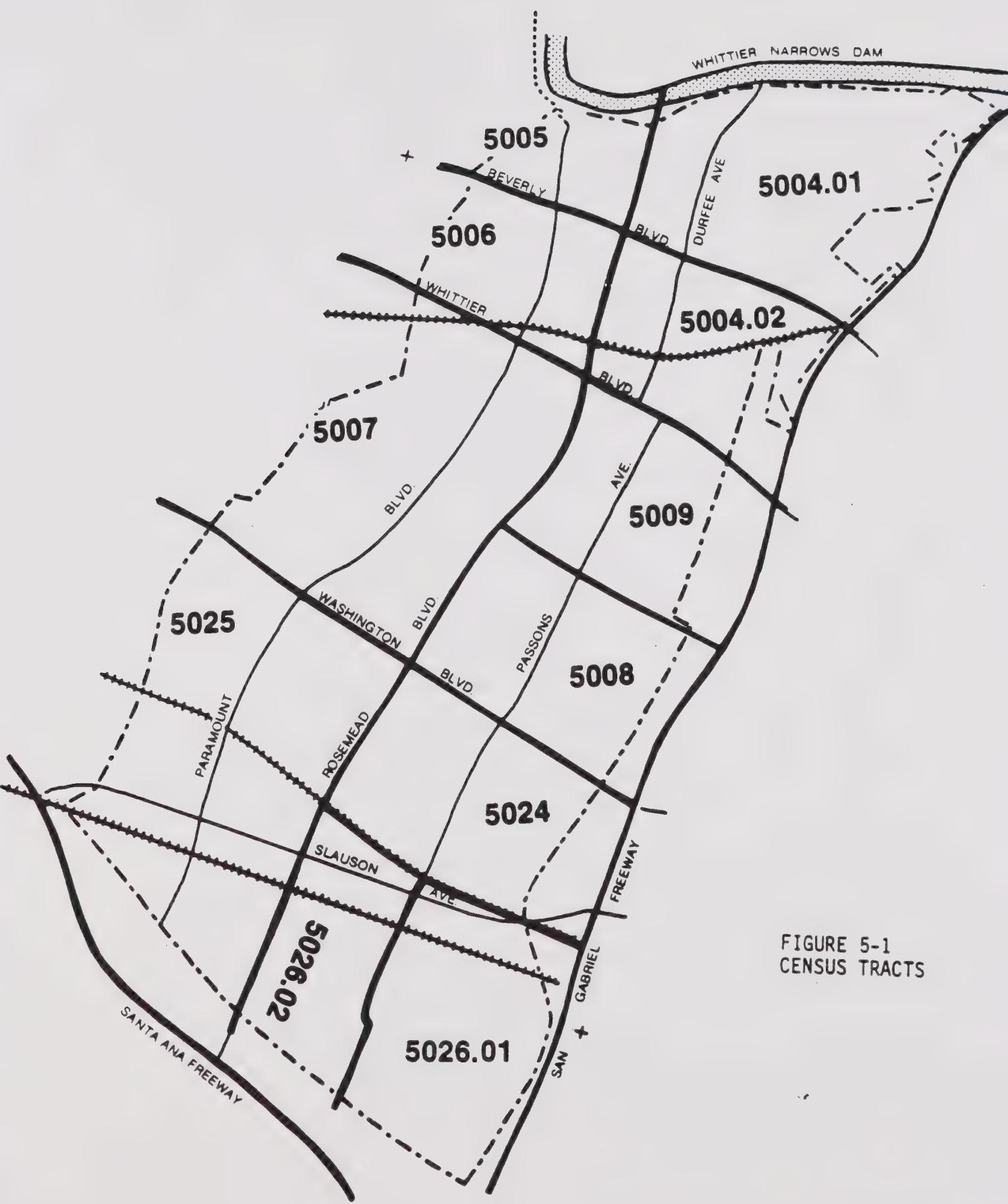


FIGURE 5-1  
CENSUS TRACTS



### **Housing Stock Condition**

Over half of the housing stock in Pico Rivera is over 30 years of age and within the next ten years will require conscientious upkeep to insure maximum longevity. During the past ten years the City has encouraged home maintenance by providing rehabilitation assistance and an expanded Code Enforcement component through programs funded by federal government Community Development Block Grant monies (see Policies, Programs and Objectives).

There are approximately 2,899 units which are substandard according to the City's Housing Assistance Plan of October, 1988. This Plan defines substandard housing as that which does not meet all local building codes. Of these substandard units, 1,807 are owner units and 1,092 renter-occupied units.

Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50% of the projected market value of the housing after rehabilitation. It has been estimated that of the 2,899 total, 452 owner units and 273 rental units are severely dilapidated and in need of replacement.



Lower-income households occupy approximately one-third of the substandard owner units and 66% of the substandard rental units. Of these, almost all are minority households, primarily Hispanic.

#### LAND INVENTORY

Approximately half of Pico Rivera's developed land is dedicated to residential dwellings. Of the total area in the City, 33% is developed as single family, 2% as apartments and condominiums/townhomes, and 1% as mobile home parks.\* There is very little vacant land left which is appropriate for future housing activity. Consequently, new housing development is expected to occur at a modest rate, primarily through recycling and infill of vacant lots.

At the present time ten different sites totaling approximately 19 acres have been identified by the City's Planning Department as being vacant and offering potential for housing development. In addition, there are 31.2 acres of considerably underutilized land included in six locations which also provide potential for new housing, (see Figure

\* Source: City of Pico Rivera, Planning Department  
Land Use Survey of June, 1988.



5-2 and Table 5-6 attached). Public facilities and services are generally available to all these sites. Deficiencies are noted on Table 5-6.

Vacant and underutilized school sites were not included in the list of available sites since the El Rancho Unified School District's enrollment projections have indicated such sites may be needed for school purposes in the future\*.

Land zoned as Multiple Family Residential Variable Density (R-M) allows for the greatest possible housing density at thirty units per acre. Obviously, not all land can or should accommodate the maximum possible housing density. In determining appropriate zoning, factors to consider should include the General Plan goals for the City, public improvements available or lacking, zoning of surrounding area, and the specific regional housing requirements for various income levels and a balance of multiple and single family dwellings.

\* Source: El Rancho Unified School District, Five Year Facility Plan, June, 1989.



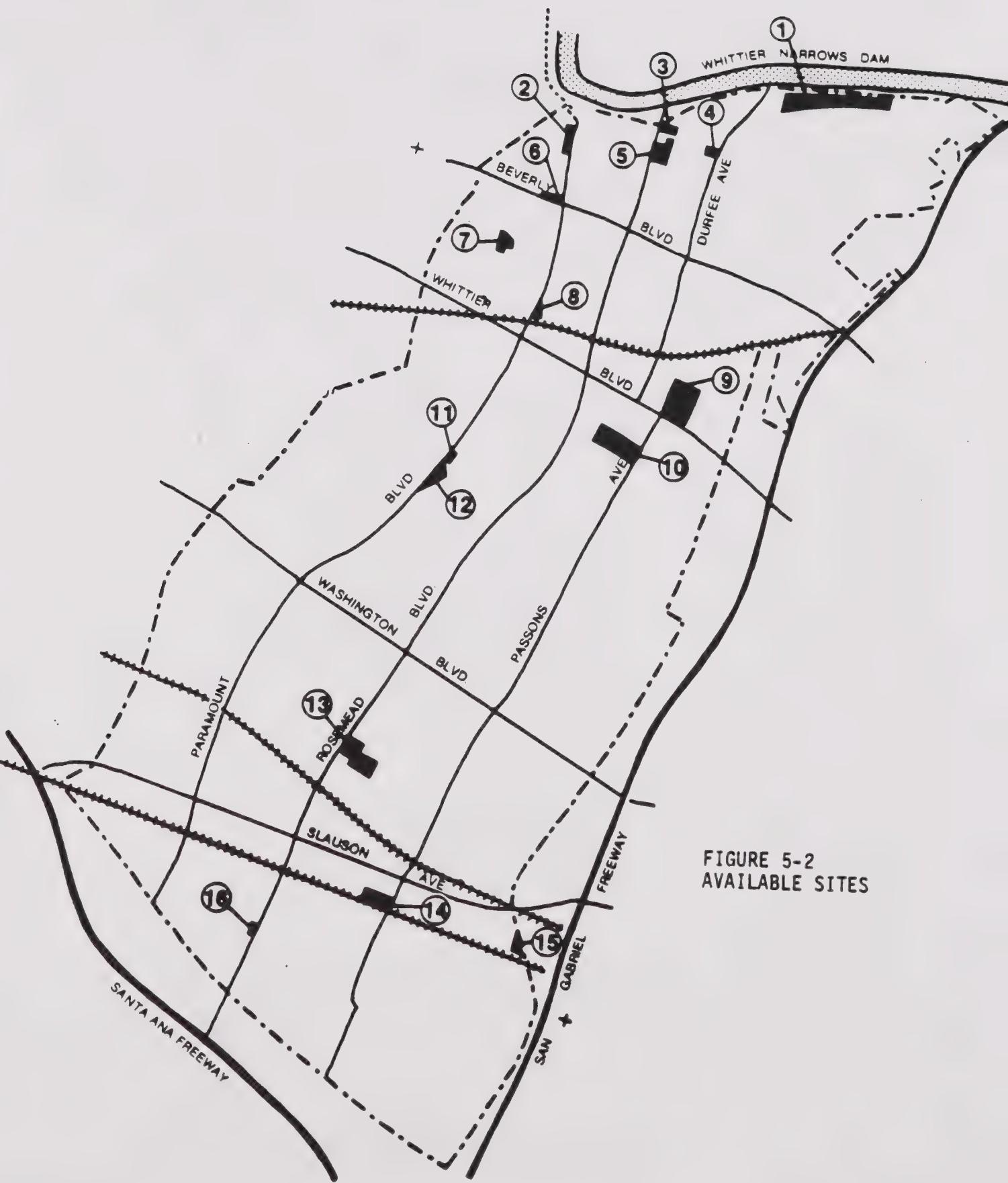


FIGURE 5-2  
AVAILABLE SITES



TABLE 5 - 6  
LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT 1989-1994

Parcel #	Acreage	Existing Use	General Plan	Zoning	Capacity <sup>b</sup> in units	Census Tract	Public Services/ Facilities
1. <sup>a</sup>	15.5	Industrial	Holding	R-M <sup>c</sup>	200	5004.01	
2.	1.9	Vacant	Multi-family	R-M <sup>c</sup>	38	5005	d
3.	1.7	Vacant	Single-family	S-F	8	5004.01	d,e
4.	.6	Vacant	Single-family	S-F	3	5004.01	e
5. <sup>a</sup>	3.9	Commercial	Multi-family	R-M <sup>c</sup>	78	5004.01	
6.	1.3	Vacant	Multi-family	R-M <sup>c</sup>	26	5004.01	e
7. <sup>a</sup>	1.9	Private School	Single-family	S-F <sup>c</sup>	9	5005	e
8.	.6	Vacant	Multi-family	R-M	12	5006	e,f
9. <sup>a</sup>	4.9	Residential	Multi-family	R-M	98	5006	e
10. <sup>a</sup>	2.8	Residential	Multi-family	R-M	56	5004.02	f,g
11.	.5	Vacant	Single-family	S-F	3	5009	
12.	3.9	Vacant	Single-family	S-F	19	5007	f
13. <sup>a</sup>	3.2	Residential	Multi-family	R-M	64	5007	f
14.	4.3	Vacant	Multi-family	R-M	86	5024	f
15.	2.7	Vacant	Single-family	S-F	13	5026.02	
16.	.5	Vacant	Multi-family	R-M	10	5026.01	
Total	50.2				723		

- a. Existing development on-site and/or underutilized
- b. Assumed Average Density: S-F = 5 du/ac; R-M = 20 du/ac; maximum R-M density = 30 du/ac.
- c. Proposed Zone Reclassification
- d. Street extension proposed (General Plan P. 7.10)
- e. Storm drain deficiencies (General Plan P. 8-24)
- f. Sewer system deficiencies (General Plan P. 8-27)
- g. Street closure proposed (General Plan P. 7.10)
- h. Local drain needed (General Plan P. 8-24)



GOVERNMENTAL  
CONSTRAINTS TO  
HOUSING CONSTRUCTION

Local government can unintentionally affect the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on and off-site improvements and taxes and insurance. It is important for the City to review and provide measures to alleviate these constraints in terms of their potential to interfere with the supply, distribution and cost of housing.

**Land Use Controls**

The location and types of housing in the City are limited to a great extent by density limitations contained in the Land Use Element of the General Plan. These land use designations and associated density limitations are as shown in Table 5-7.



TABLE 5-7

## RESIDENTIAL LAND SUMMARY

<u>Use Category</u>	<u>Density</u>	<u>Acreage</u>	<u>Percent of City</u>
Single Family	3-8	2100	39.5%
Multi Family	10-30	240	4.5%

Source: Planning Department, City of Pico Rivera, 1989



The figures from the General Plan show that approximately 45% of the City land is designated for residential development. Given the relatively low level of development in the City and the predominance of single family development, it is unlikely that the density limitations of the General Plan have had a significant impact on the cost of housing. Zoning regulations also limit residential development and subsequently may increase the cost of housing. The various zone districts have density limitations which under State law must be consistent with the General Plan. The great majority of residential zoning in the City is S-F (Single Family Residential). The minimum lot size is 6,500 square feet. In addition, the Ordinance contains provision for additional units to be built on a single family lot up to a maximum of four units provided the lot or parcels contains 21,000 square feet or more. R-M (Multi-Family Residential) zoning has a variable density scale based on parcel size. The minimum density is 10 dwelling units per acre for parcels under 8,500 square feet and increases to a maximum 30 units per acre for parcels over 20,000 square feet. However, for any parcel over 20,000 square feet the Zoning Ordinance requires the filing of a Conditional Use Permit and a public hearing.



before the Planning Commission. The final density is established by the required Conditional Use Permit and historically has averaged about 20 units per acre, about 1/3 less than the maximum allowed.

Other zoning regulations which may affect the costs of development include open space and parking requirements. The residential zones have building coverage limitations and minimum distance between residential buildings which can have the effect of limiting densities and add-ons.

The City, however, does have a rather flexible off-street parking ordinance allowing for parking in garages or carports. The City has also adopted a Zoning Ordinance reducing the amount of off-street parking required for senior citizen housing. The Zoning Ordinance also allows residential uses on upper floors of commercial buildings.

In addition, to encourage affordable housing, the City has adopted an ordinance to allow for the density of the senior citizen project to be set by the Planning Commission and is not limited by the underlying zone.



The City also adopted an ordinance allowing the placement of manufactured housing on single family lots.

### **On and Off-Site Improvement Requirements**

Most cities have fairly high engineering standards for curbs, gutters sidewalks and streets. These standards regulate construction and such items as width and grade. In the past, the City has approved residential subdivisions with private streets where the standards have been modified to reduce housing costs. The City recognizes that there is some validity in reviewing the general development standards such as street width, parking lanes and sidewalks not only to result in lower costs but also in a more pleasing appearance for the subdivision.

### **Fees**

Case processing fees in Pico Rivera are among the lowest in Southern California. The City has resisted attempts to derive full compensation for staff hours through filing fees with the result that front-end expenses for developers have been kept low over the years.



Building permit and Plan check fees are in line with those currently charged by other jurisdictions in the area. Presently, Public Works Department plan review fees are rather low. The park development fee is only \$100 for each residential unit. The City's Code requiring Quimby fees has a minimum fee of only one-third of that allowed under State law.

### **Processing Procedures**

Site plan review and zoning case processing can be an unnecessarily lengthy, cumbersome process which delays the development of housing and increases costs. The City's policy is to discourage the backlog of such cases. Other than legally required public hearing notice periods, developers are not hindered with "dead time" in case processing. Depending upon the complexity of a project, plan check for new construction averages approximately 4-6 weeks. This compares very favorably to other jurisdictions in the area.



## **Building Code Requirements**

The City has adopted the State Uniform Building Code (UBC) which establishes minimum construction standards as applied to all residential buildings. As these standards are State minimums, the City cannot reduce construction costs by revising the building code of the City.

## **School Fees**

In the last few years, the State has adopted legislation authorizing local school districts to levy fees on new residential construction and to additions to existing residential development which increase the structures habitable space and exceed a value of \$20,000. In the City of Pico Rivera, the El Rancho Unified School District recently adjusted its fees for residential construction to \$1.56 per square foot. While such fees are collected to finance the construction, and reconstruction of school facilities, they do add to the cost of housing in the community.

In conclusion, there no extraordinary regulations applied by the City that would hinder housing development. It should be stressed that significant



constraints on housing production in the community are the result of physical, environmental, and financial constraints rather than of any specific policy of the City.

NONGOVERNMENTAL  
CONSTRAINTS TO  
HOUSING CONSTRUCTION

**Age of Housing Stock**

Unlike many areas of Southern California, the housing stock in Pico Rivera is quite old. Over 50% of the housing was built in the 1950s, and 24% was built before 1950 (Table 5-8).



TABLE 5-8  
AGE OF HOUSING

<u>Year Structure</u>	<u>Age</u>	<u>No. of</u>	<u>Percent</u>
<u>Built (in Yrs)</u>	<u>Units</u>	<u>of Total</u>	
1975-80	1-5	513	3.2
1970-74	6-10	651	4.1
1960-69	11-20	2,280	14.4
1950-59	21-30	8,573	54.0
1940-49	31-40	2,851	18.0
1939 or earlier	41+	1,004	6.3

Source: 1980 U.S. Census



## Unavailability/Division of Vacant Land

There is little land in the City available for new construction. As noted elsewhere in this Plan, there are only an estimated 50 acres of undeveloped or underdeveloped land identified by the City as appropriate for residential development. Also, in most instances parcels are divided into small lots that make land assembly difficult.

## Cost of Housing

As in other areas of the Los Angeles Basin, housing costs are quite high. This is related in part to the rising cost of land. Recent public acquisitions and subsequent sales of land at market rates have been in the range of \$35,000 per 5,000 square foot parcel. This is reflected in a total price of construction of approximately \$100\* per square foot. Even with a return to smaller size dwelling units it can be seen that the cost of housing prices a large part of the population out of the homeowner market. This is reflected in recent statistics that indicate that the Southern California area is now the most expensive housing market in the country. The City has been

\*Source: Whittier Board of Realtors, 1989



unable to identify any factors subject to local control related to land, fees, labor, materials, and/or financing that would significantly reduce this cost.

#### Reluctance to Accept Condominiums

A 1984 study by the California Homebuilders Association indicates that less than 15% of first-time home buyers in the State were willing to accept condominiums as a housing choice. Thus, one of the few market devices available to counteract high land prices is burdened by the psychological attachment of the population to traditional housing stock.

It should be noted that partly because of this lack of demand, there has been no history of condominium conversions in the City of Pico Rivera. In fact, there has never been an application or even an expression of an interest in the condominium conversion of existing rental units. For these reasons, there is no anticipated threat to the City's supply of affordable rental housing through condominium conversion.



### **Uncertain Interest Rates**

In the late 1970s, a shift to adjustable rate mortgages (ARMs) began. However, some potential homeowners still seem unwilling to accept the potential for payment fluctuation that accompanies this type of loan instrument.

### **Availability of Financing**

Local banks and other lending institutions in the community provide a ready source of available financing for constructing new housing and rehabilitating and conserving existing housing stock. There is no evidence of so-called "red-lining" in the City of Pico Rivera.

### **Geographic Location**

The proximity of Pico Rivera to the center of the Los Angeles Basin has resulted in a low housing vacancy rate. This reduces the mobility of both potential home buyers and renters and allows sellers and landlords the luxury of pricing housing to take advantage of this high demand-low supply ratio.



## SPECIAL HOUSING

### NEEDS

Under present law, a housing element must include an analysis of special housing needs. Such needs refer to households having these typical characteristics-the elderly, handicapped, large families, overcrowded households and the homeless. An analysis of mobile home parks also is included in the needs assessment along with an analysis of minority households.

#### Elderly and Handicapped

The 1980 U.S. Census identified 3,601 elderly households within the City of Pico Rivera representing about 23% of the householders. The City's Department of Housing and Community Development estimates that approximately 80% of the elderly are homeowners with the remainder renters. The concern of elderly households relates to their ability (or inability) to relocate into housing which satisfies their actual shelter needs. According to the 1988 Pico Rivera Housing Assistance Plan, 15.9% of the City's lower income households in need of housing assistance are headed by a senior. In addition, the 1980 U.S. Census identified 8.2% of the City's population of working age (16-64 years) were reported as handicapped or



disabled. Elderly households may need smaller "efficiency units" to make independent living possible. Likewise some handicapped persons may need housing with wheelchair access.

Various private facilities in Pico Rivera offer special services for the elderly and handicapped. As reported to the State's Department of Finance, El Rancho Vista Convalescent Home, Rivera Nursing Home, and Saint Teresa's Convalescent Home offer a total capacity of approximately 350 residents in need of nursing care. There is also a major facility for the mentally and physically handicapped. The Colonial Gardens Home is staffed with medical personnel and has a bed capacity of approximately 100. In addition, within the City is a retirement home with 97 rooms and three Senior Citizen housing developments with a total of 133 units. These three senior housing projects include the following.

a. Verner Villa

9220 Verner Street

(75 Units)

b. Rivera Gardens Apartments

5107 Passons Boulevard

(40 Units)



c. Jan Lynn Apartments

4542 - 4600 S. Durfee

(18 Units including 8 designated for Seniors)

All three of these Senior Citizen developments have received federal assistance through the U.S. Department of Housing & Urban Development and face possible conversion to market rate rental levels during the five-year term of this housing element.

**Large Families**

According to the Housing Element Guidelines (1977), the term "large family" refers to a family of five or more persons. When the 1980 Census was completed, there were an estimated 4,146 households residing in Pico Rivera in 1980 were large families.

**Overcrowded Households**

The most often used indicator of overcrowding relates to the number of rooms and persons in a housing unit. In fact, the overcrowding indicator cited by the Housing Element Guidelines 1977 is ". . . the number of housing units with 1.01 or more persons per room".



Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is more appropriately considered a household characteristic instead of a housing condition.

The occurrence of overcrowding in Pico Rivera is higher than the County average. This points to a special need for adequate units to accommodate large families. In particular, from the 1980 Census, renters were found to be disproportionately affected with 24% (1,049 units) renter units overcrowded as compared to 16% (1,769 units) owner units overcrowded. In addition, while owner units had a medium number of 5.1 rooms per unit, renter units have only 3.5. The condition worsened for vacant units; the medium size for vacant renter units had 2.5 rooms and only 34 vacant rental units had five rooms or more (i.e., accommodate a large family without overcrowding).



## **Female Heads of Household**

As shown from the 1980 Census data, the City of Pico Rivera had 1,729 households with a female head comprising 11.2% of all households. About 715 of these households were one-person households without children.

## **Homeless**

There are two categories of need that should be considered in discussing the homeless. Transient housing provides shelter only; usually on a nightly basis. Short-term housing usually includes a more comprehensive array of social service support to enable families to re-integrate themselves into a stable housing environment.

The number of families and persons in need of emergency shelter in Pico Rivera is difficult to ascertain due to the complexities related to homelessness and due to the fact that no studies or analysis has been done for Pico Rivera specifically. However, United Way conducted a study in 1986 and estimated that there are between 1,750 and 3,250 homeless in the San Gabriel Valley. Compiling data



from the study conducted by United Way, various shelter providers and Catholic Charities, it is estimated that there are between 600 and 800 homeless persons who give Pico Rivera as their last place of residence. Of these 600-800 persons, data indicates that the greatest needs are families with children, with single men being the second largest group followed by single women and the elderly. The data does not include the mentally ill or those with substance abuse problems.

While there are no shelters presently located in Pico Rivera, the City believes that the homeless issue is one that is sub-regional in nature and best addressed by utilizing area-wide resources. Catholic Charities, with an office in Pico Rivera, and the San Gabriel Valley Fair Housing Council, under a contract with the City, assist in monitoring the shelter, transportation and additional social service needs of the homeless.

There are various shelters available to Pico Rivera residents that are already in full operation. The 110 bed Rio Honda Temporary Home located in the City of Norwalk, places an emphasis on short-term shelter and services for families with children.



Also available to Pico Rivera residents is the Salvation Army facility in Whittier which provides a 6-bed shelter for women with children and a 15-bed dorm for transient men.

The Catholic Rainbow Outreach provides a 1-year recovery program with capacity for 13, men only. It is located in Whittier but is not limited to the residents of Whittier.

There is no facility in the Rio Hondo area to handle homeless persons who are mentally ill. The closest facility would be a single room occupancy dwelling (SRO) facility in downtown Los Angeles.

#### **Mobile Home Parks**

Four mobile home parks are presently located within a designated redevelopment area. These four mobile home parks, representing 104 units, are incompatible with neighboring uses and will ultimately have to be scheduled for removal. However, additional relocation housing sites would need to be provided in order to accommodate all those affected.



3. Locating indoor areas of maximum usage along the south face of the homes and placing corridors, closets, laundry rooms, power core, and garages along the north face of the building to serve as a buffer between heated spaces and the colder north face.



## GOALS

In an interest to maintain, improve and develop housing, the City of Pico Rivera has adopted 13 goals for its Housing Element. These goals include the following:

1. Encourage a moderate amount of growth in apartment construction.
2. Encourage residential projects providing three or more bedrooms.
3. Encourage a mixture of single-family and multi-family housing (approximate proportions).

Single-Family 60%-70%

Multi-Family 20%-30%

Townhouse/Condominium 10%-20%

\* Single-Family Densities:

Rural Residential:

1-2 units/net acre

Standard Zone Single Family:

3-5 units/net acre

Single-Family Planned Unit

Development (P.U.D.):

3-8 units/net acre

\* Medium Density (Townhouse/Condominium)

Standard Zone:

6-10 units/net acre

P.U.D.:

8-14 units/net acre

\* Multiple-Family Densities

Standard Zone (Minimum Lot Size 10,000 sq.ft.) 14-20 units/net acre

P.U.D.:

14-30 units/net acre

4. Have City government play an active role in enforcing housing quality standards through rehabilitation, redevelopment, housing code enforcement, and development review.



5. Promote housing availability in all price ranges.
6. Recognize the basic shelter needs of homeless persons.
7. Identify pockets of declining or unstable neighborhoods and development of programs to revitalize such neighborhoods and
8. Encourage new single family homes to accommodate large families.
9. Remove housing units that are or will be so deteriorated that they do not provide decent and healthy habitation and cannot be economically rehabilitated and to identify replacement housing.
10. Provide that persons with special housing needs, such as the elderly and those with disabilities, have an adequate choice, suitable to their needs, from existing units.
11. Provide adequate housing for all persons regardless of income, age, race, sex, marital status, or ethnic background.
12. Provide for energy conservation in the rehabilitation and development of the City's housing stock.
13. Make every effort to construct, rehabilitate and/or conserve 595 housing units over the next five-year period.



## POLICIES, PROGRAMS AND OBJECTIVES

As required by Section 65583 c of the Government Code, actions and policies included in the housing program must address five specific areas, as listed below:

Conserving the existing stock of affordable housing.

Assisting in the development of affordable housing.

Providing adequate sites to achieve a variety and diversity of housing.

Removing governmental Constraints as necessary.

Promoting equal housing opportunity.

The City of Pico Rivera Housing Program for addressing unmet housing needs, removing constraints and achieving quantitative objectives is described in this section according to the foregoing categories. As required by Section 655836 c of the Government Code, the policies and actions are scheduled for implementation during the next five years.



## **CONSERVING EXISTING AFFORDABLE HOUSING**

To conserve existing affordable housing, the City of Pico Rivera has adopted the following policies:

Encourage the maintenance and repair of existing owner-occupied and rental housing to prevent deterioration.

Promote the rehabilitation of substandard housing and neighborhoods.

Provide and maintain an adequate level of public facilities and services in all areas of the City.

The following is a description of the City's programs to conserve its existing stock of affordable housing:

### **PROGRAMS**

#### **1. Deferred Rehabilitation Loans**

Program Description: Provide deferred loan funds for rehabilitation of homes of very low income families having specific needs, and who lack the financial capability of meeting standard repayment schedules. The deferred loan, up to a maximum of \$10,000 is available directly from the City. No



interest is charged on this loan and the principal does not have to be paid back to the City until title is transferred to another party.

Responsible Agency: City of Pico Rivera, Department of Housing and Community Development.

Source of Funding: Federal Community Development Block Grant.

Schedule: Ongoing.

Five-Year Program Objective: Approximately 60 loans.

Annual Program Objective: Approximately 12 loans.

## 2. Home Improvement Rebate Program

Program Description: This program provides a 50% reimbursement to low-income homeowners for a wide range of home improvements. Residents are allowed to reapply for this assistance every two years. A maximum reimbursement of \$2,000 is available during each period of eligibility. Typical



improvements made under this program include roof replacement, installation of new windows, driveway replacement, and sandblasting and restuccoing.

Responsible Agency: City of Pico Rivera,  
Department of Housing and Community Development.

Source of Funding: Community Development Block Grant.

Five-Year Program Objective: Approximately 300 rebates.

Annual Program Objective: Approximately 60 rebates per year.

### 3. Emergency Grant Program

Program Description: This program provides a one-time only \$2,000 grant to very low-income homeowners for critical health and safety-related improvements. Three estimates are required, and all work must be completed by a licensed contractor.



Responsible Agency: City of Pico Rivera,  
Department of Housing and Community Development.

Source of Funding: Federal Community Development  
Block Grant.

Schedule: Ongoing.

Five-Year Objective: Approximately 300 grants.

Annual Program Objectives: Approximately 60  
grants per year.

#### 4. Paint-Up/Fix Up Project

Program Description: Under this program, City of Pico Rivera personnel provide certain home improvement services free of charge to low-income senior citizens and handicapped homeowners. These services include painting and restuccoing of exterior of home, installation of security deadbolt locks, window reglazing and weatherstripping, and installation of smoke alarms.



Responsible Agency: City of Pico Rivera,  
Department of Housing and Community Development.

Source of Funding: Federal Community Development  
Block Grant.

Five-Year Program Objective: Approximately 500  
homes serviced.

Annual Program Objective: Approximately 100 homes  
per year.

## 5. Annual Review of Infrastructure

Project Description: Conduct a yearly review of  
water system storm drain, sanitary sewer and  
street construction needs in residential areas and  
establish priorities to upgrade the City's public  
facilities and services.

Responsible Agency: City of Pico Rivera,  
Departments of Housing and Community Development  
and Public Works.

Source of Funding: Community Development Block  
Grant Aid to Cities; Gas Tax; General Fund.



Schedule: Ongoing.

## 6. Code Enforcement Programs

- a. Project Description: Residential code enforcement to correct code deficiencies in deteriorated structures and removal of those that cannot be rehabilitated.

Responsible Agency: City of Pico Rivera, Departments of Housing and Community Development, Building, and Planning.

Source of Funding: General Fund.

Schedule: Ongoing.

Five-Year Objective: Approximately 300 units.

Annual Program Objective: Approximately 60 units per year.



b. Program Description: Continue zoning ordinance enforcement, nuisance abatement and abandoned vehicle abatement programs to bring properties up to Code and clean up unsafe and unhealthy situations.

Responsible Agency: City of Pico Rivera, Planning Department.

Source of Funding: General Fund, Federal Small Cities Community Development Block Grant and General Fund.

Schedule: Ongoing.

c. Program Description: Coordinate Code Enforcement Programs with rehabilitation assistance activities by providing direct referrals to property owners in non-code compliance situations to prevent further deterioration of neighborhoods.

Responsible Agency: City of Pico Rivera, Departments of Housing and Community Development and Planning.



Source of Funding: General Fund and Community Development Block Grant.

Scheduling: Ongoing.

## 7. Rehabilitation Publicity

Program Description: Actively market the City's Housing Rehabilitation Programs through direct mailing, community television, newspaper ads, and homeowner meetings to make property owners aware of the available resources to rehabilitate their housing units.

Responsible Agency: City of Pico Rivera, City Manager's Office, Department of Housing and Community Development.

Source of Funding: General Fund.

Schedule: Ongoing.



## 8. Monitoring of Project Conversions

Program Description: Monitor three federally-assisted Senior Citizen housing developments that face possible conversion to market rate rental levels during the five-year term of this housing element. When possible, the City will provide preference in the allocation of Section 8 rental assistance to families impacted by these conversions.

Responsible Agency: City of Pico Rivera, Department of Housing and Community Development.

Source of Funding: Section 8

Schedule: Ongoing

ASSIST IN  
DEVELOPMENT OF  
AFFORDABLE HOUSING

This category of the Five-Year Housing Program is intended to identify current and future actions which comply with the following provision of State Law:



Assist in the development of adequate housing to meet the needs of Low and Moderate income households.

To this end, the City of Pico Rivera shall pursue the following policies to promote an adequate supply of housing suitable for all economic segments and those with special needs:

## POLICIES

- Encourage the maximum commitment of funds by private entities for the provision of affordable housing.
- Utilize federal, state, and local assistance for the provision of affordable housing.
- Provide incentives and funding to promote private construction of affordable housing for all economic segments of the community.
- Encourage the use of energy saving technology in the design, construction and operation system of residential buildings.

The following action-programs will be utilized by the City to implement the above policies to assist in the development of affordable housing:



PROGRAMS

1. Section 8 Housing Assistance Program

Program Description: This program provides rental assistance to very low income families and senior citizens. Families or single persons who are 62 years or older, handicapped, or disabled whose incomes do not exceed 50% of the area's median income can qualify. Tenants contribute 30% of their monthly income towards rent; the Housing Authority pays to the landlord the difference between that amount and the actual rent being charged. Tenants may live in any home or apartment provided the unit meets Federal quality standards and rent limits do not exceed limits set by the Federal government. The Housing Authority operates both a "Certificate" and "Voucher" system to implement this program.

Responsible Agency: City of Pico Rivera,  
Department of Housing and Community Development.

Source of Funding: Federal Section 8 funds.

Schedule: Ongoing.



Five-Year Program Objective: Approximately 325 units.

Annual Program Objective: Approximately 65 units.

## 2. Bonuses and Incentives

Program Description: Provide for bonuses and other incentives in the City's Zoning Ordinance as required by Section 65913.4 and Section 65915 of the Government Code to developers who construct projects with qualifying percentages of affordable housing.

Responsible Agency: City of Pico Rivera, Department of Planning.

Source of Funding: General Fund

Schedule: 1989-1990



### 3. Second Units

Program Description: Provide for second units in the City's Zoning Ordinance as regulated by Section 65852.2 of the Government Code.

Responsible Agency: City of Pico Rivera, Department of Planning.

Source of Funding: General Fund

Schedule: 1989-1990

### 4. Emergency Shelter for Homeless

Program Description: Survey and identify emergency shelter needs for homeless in the community. This will also include efforts to promote a public awareness of the homeless problem and develop community-based assistance programs and a referral system.

Responsible Agency: City of Pico Rivera, Department of Housing and Community Development.



Source of Funding: Community Development Block Grant, Emergency Shelter Program.

Schedule: 1989-1994.

5. Preferential Status in Section 8 Housing Assistance Program for Homeless

Program Description: Continue the existing City practice of giving the homeless preferential status in the Section 8 Housing Assistance Program.

Responsible Agency: City of Pico Rivera, Department of Housing and Community Development.

Source of Funding: Federal Section 8 funds.

Schedule: Ongoing

6. Participation in the Rio Hondo Temporary Home in Norwalk

Program Description: Continue the existing City Program to support with funding the Rio Hondo Temporary Home.



Responsible Agency: City of Pico Rivera,  
Department of Housing and Community Development.

Source of Funding: Community Development Block  
Grant.

Schedule: Ongoing

## 7. Energy Conservation

Program Description: Review zoning and subdivision ordinances and other applicable City Codes to promote energy conservation in the rehabilitation and development of housing which would supplement and expand on the City's current practice of actively enforcing State construction standards for energy efficiency.

Responsible Agency: City of Pico Rivera,  
Departments of Building, Planning and Housing and Community Development.

Source of Funding: General Fund

Schedule: 1989-1994



## 8. Developer Consultation

Program Description: Provide consultation to aid developers to expand housing opportunities in order to facilitate the development of more affordable housing and assist developers in applying for funding to various public agencies for the development of affordable and assisted housing.

Responsible Agency: City of Pico Rivera, Departments of Planning and Housing and Community Development.

Source of Funding: General Fund

Schedule: 1989-1994

## PROVIDE ADEQUATE HOUSING SITES

In accordance with State Law, the Housing Program must contain actions which serve to identify adequate sites which have adequate public services and appropriate



zoning to achieve a variety and diversity of housing. To this end, the City of Pico Rivera has adopted the following:

- Conduct an annual inventory of available sites including an analysis of infrastructure and underutilized parcels.
- Support assisted housing by locating appropriate sites.
- Develop incentives for land assembly.
- Assist with infrastructure financing.

To implement these policies the City will implement the following programs:

#### 1. Inventory of Sites

Program Description: Continuously update the inventory of sites suitable for residential development, together with an on-going analysis of appropriate zoning and development standards and needed public services and facilities for such sites and special concern for sites appropriate for affordable housing.



Responsible Agency: City of Pico Rivera,  
Department of Planning.

Source of Funding: General Fund.

Schedule: 1989-1994

## 2. Underutilized Parcels

Program Description: Evaluate existing residential and non-residential areas that are underutilized with respect to their designated land use. Consideration shall be given to redesignating or expanding those areas for residential development to accommodate future need.

Responsible Agency: City of Pico Rivera,  
Department of Planning.

Source of Funding: General Fund

Schedule: 1989-1994



### 3. Infrastructure Financing

Program Description: When feasible, make available the City's Community Development Block Grant Program and/or the Redevelopment Agency as a source of funding for public improvements for residential development in the City.

Responsible Agency: City of Pico Rivera Redevelopment Agency and the Department of Housing and Community Development.

Source of Funding: Redevelopment Agency and CDBG.

Schedule: 1989-1994

### REMOVING GOVERNMENT CONSTRAINTS

This portion of the Housing Program will address and, where appropriate and legally possible, remove governmental constraints in the maintenance, improvement and development of housing.



To carry out this mandate, the City has adopted the following policies:

POLICIES

- Support changes in zoning, subdivisions and other applicable codes and ordinances to encourage housing.
- Support reduced fees for qualifying projects.
- Encourage condominium/townhome development in existing Multiple Family Land Use areas of General Plan.

The following action programs will be implemented by the City to carry out these policies:

PROGRAMS

1. Ordinance Review

Project Description: Review zoning and subdivision ordinances and other applicable codes and make changes where feasible to promote housing.

Responsible Agency: City of Pico Rivera,  
Department of Planning.

Source of Funding: General Fund

Schedule: 1989-1994



## **2. Fee Reduction**

Project Description: Reduce City imposed fees on rental or ownership housing projects of which a fixed percentage of the units are provided as affordable housing.

Responsible Agency: City of Pico Rivera, Departments of Planning, Building and Public Works.

Source of Funding: General Fund

Schedule: 1989-1994

## **3. Condominium/Townhome Incentives**

Program Description: Review City policies and regulations to create incentives to develop condominium/townhouses instead of apartments.

Responsible Agency: City of Pico Rivera, Department of Planning.

Source of Funding: General Fund



Schedule: 1989-1991

4. Guidelines for Development Standards and Development Plans

Program Description: Continue to follow the existing guidelines for development standards and development plans which have been part of the City's General Plan since 1973 and which consist of the following:

- \* Greater use of residential planned development ordinances in large lot areas with strong development review.
- \* Increase the minimum lot width in the multi-family zone to 100 feet in order to obtain a better overall site development.
- \* Allow no more than 40 percent site coverage in multi-family zones.
- \* Greater use of specific plans in the form of policies and guidelines as opposed to a graphic plan for large vacant areas as well as rehabilitation areas.
- \* Review residential section of zoning ordinance in light of above recommendations and new general plan.



Responsible Agency: City of Pico Rivera,  
Department of Planning.  
Source of Funding: General Fund.  
Schedule: Ongoing.

## PROMOTE EQUAL

### HOUSING OPPORTUNITY

The last category of the Housing Program is concerned with equal housing opportunity. Actions must be included in the Housing Program which address the following:

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The City of Pico Rivera has adopted the following policies related to equal housing opportunity:

#### POLICIES

- Promote equal housing opportunities for all economic, racial and social groups.
- Promote housing which meets the special needs of large families, minorities, elderly, handicapped, and single parent households with children.
- Promote greater awareness of tenant and landlord rights.

To this end, the City of Pico Rivera will implement the following programs:



## 1. Fair Housing

Program Description: Continue to contract with the San Gabriel Valley Fair Housing Council to process complaints of discriminatory practice in housing within the City and provide counseling in landlord-tenant disputes.

Responsible Agency: City of Pico Rivera, Department of Housing and Community Development.

Source of Funding: Federal Small Cities Community Development Block Grant.

Schedule: 1989-1994

## 2. Special Needs

Program Description: Continue City support for the rehabilitation and development of housing for special need groups such as handicapped and elderly and employed homeless.

Responsible Agency: City of Pico Rivera, Department of Housing and Community Development.



Source of Funding: General Fund, Community Development Block Grant.

Schedule: 1989-1994



## PUBLIC PARTICIPATION

In accordance with Article 10.6 of the Government Code, the manner of assuring citizen participation in the development and adoption of the Housing Element must be described. The citizen participation plan for the adoption of the updated housing element was as follows:

1. The review of the draft element by all City departments and the six member Community Resources Advisory Commission and the seven member Community Advisory Board.
2. One review session with the City Planning Commission. The Planning Commission reviewed the adequacy of the existing element and the need for a revision based on the latest available data and changed conditions with the community.
3. A notice of availability of the draft Housing Element was published in two local newspapers with copies available for public inspection at City Hall and the two local libraries.
4. A press release was prepared and distributed to three local newspapers and the City's own



newsletter in the community. The press release stated that the City's proposed Housing Programs were under review and encouraged citizens to attend the public hearings. It also noted that drafts of the revised Element were available for public review.

5. A taped interview and discussion of the Housing Element Amendment was run on the local cable community news program.
6. Four noticed public hearings were scheduled before the Planning Commission. Thirteen citizen groups in the community were notified of the public hearing.
7. At least one noticed public hearing was scheduled before the City Council to consider the recommendations of the Planning Commission and to take testimony from interested parties. This hearing took place after the proposed Housing Element Amendment had been submitted to the State Department of Housing and Community Development for review and comment. The City Council reviewed and considered the State's comments prior to adopting the Element.



## GENERAL PLAN CONSISTENCY

The California Government Code requires that the General Plan contain an integrated, internally consistent set of goals, policies and programs. The City of Pico Rivera General Plan consists of the required elements. The Housing Element is most directly related to the Land Use Element. This revision of the Housing Element proposes no changes in land uses or in zoning which would render it inconsistent with the Land Use Element or the remainder of the City's General Plan.

As discussed under the Section entitled "Policies, Programs and Objectives", Pico Rivera's potential for housing development has almost reached capacity. Little new construction is anticipated through the next five years. The focus of the City's housing program is on supplying below market interest rate loans, rebates and grants for rehabilitation of residential properties and improving public services.



## EVALUATION OF PAST PERFORMANCE

In 1973, the City's existing Housing Element was prepared and adopted as part of a comprehensive General Plan program. This Housing Element included five goals and objectives when it was adopted. These goals and objectives included the following:

### Housing Goals and Objectives

1. Encourage slow to moderate rate of growth in apartment construction.
2. Encourage condominium townhouses.
3. Encourage a mixture of single-family and multi-family housing
4. City government should play an active role in enforcing Housing Quality Standards through rehabilitation, redevelopment, housing code enforcement, and development review.

Single Family	70%-80%
Multi Family	20%-30%

Townhouse-Condominium 10%-20%

### Existing Housing Situation (1973)

Approximately 410 units of standard multi-family housing constructed from 1969 to 1972.

None

Mixture of single-family and multi-family housing.

Single Family	84.6%
Multi Family	13.2%

Townhouse-Condominium	--
Mobile Homes	2.2%

Inspections in response to complaints. 18.6% or 2,722 housing units are overcrowded (1970 census definition).

Both the preliminary housing element for L.A. County and the Wilsey & Ham residential area condition survey point out identical areas in need of general maintenance and rehabilitation.



65 units lack plumbing facilities.

157 units lacking kitchen facilities.

5. Housing should be available in all price ranges.

Between 600 and 675 families are in need of low-income housing and approximately 600 families feel a need for higher-income housing. Both groups would prefer to fulfill their housing needs in the City. Given the fairly high degree of overcrowding and large family size in Pico Rivera (median 3.7 persons per family) there appears to be a need for additional moderate-income housing with 6 or more rooms.

Since the adoption of the Housing Element in 1973, the City has been involved in various activities to encourage the preservation, maintenance and expansion of its housing stock. Over the last ten years, approximately 1,200 dwelling units have been constructed in Pico Rivera. In response to the first goal, the average number of newly constructed apartment units per year has been about 80. This was slightly lower than the rate of growth during the late 60's and early 70's.



Since the adoption of the Housing Element and General Plan in 1973, seven general plan amendments have been approved by the City to increase the sites available for housing in the community.

The City's Redevelopment Agency has participated in assembling sites and providing assistance to increase the City's housing stock. For example, the Agency has been involved in the following projects:

- Brightonwood Townhomes, 163 condominium units (Agency public improvement) 1983.
- Parkview Estates, 223 single-family units (Agency public improvement) 1983.
- Durfee Gardens, 36 apartment units (Agency land assembly/relocation 1987).
- Gateway Residential, 34 single-family units (Agency land assembly/relocation/public improvement) 1985.
- Duran Apartments, 80 apartment units (Agency assisted water line) 1988-89.



However, this rate of growth for multiple family construction was about 2 1/2 times as great as the average rate of growth for single family residential over the same time period. This has resulted in an increase of the proportion of multiple family housing in the community as called for in the third goal. In 1987, the State Department of Finance estimated that the percentage of multiple family was about 20% - up from the 13% in 1973.

The goals also called for an increase in townhouse/condominiums in the community. Over the past ten years, a total of 257 Townhouse/Condominiums were constructed in Pico Rivera; however, none have been constructed recently.

The City's Community Development Department has been heavily involved over the last 10 years in preserving and maintaining the housing stock. Since 1979, the City for rehabilitation purposes has processed:

Deferred/Low Interest Rehabilitation Loans	216 Loans
Home Improvement Rebates	650 Rebates
Grant Program	520 Grants (Since 1983 only)
Paint-Up/Fix-Up Project	700 Homes



- Schubert, 35 apartment units (Agency land assemblage) 1989.

During the last ten years, as part of redevelopment projects, the Agency has removed a total of 145 housing units including many in a substandard condition and including 48 trailers. As replacement housing, the Agency assisted in the development of several new mobile home parks in the northern part of the City. These mobile home parks (Rio Vista, Villa Nova, and Westland Estates) total 317 spaces and have widened the variety of housing available in the community.

Lastly, the Redevelopment Agency provided a mortgage revenue bond program for both single-family and multiple-family/condominium developments totaling 386 units during the last 10 years.

The City's Section 8 Housing Assistance Program has assisted approximately 800 families over the last ten years in meeting their rental housing needs.



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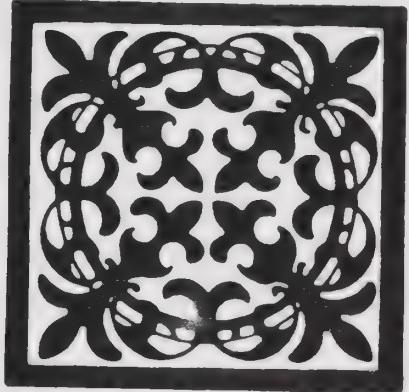
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Women and Children's Crisis Center, Whittier, California



# 6

## PUBLIC FACILITIES ELEMENT





# Public Facilities Element

## PARKS AND RECREATION

### EXISTING SITUATION

Existing facilities in the City are in the form of five community parks distributed throughout the City and totaling 89 acres of land use. These parks are well used and there is great demand by many active athletic and other recreation programs to use them. There is at the present time an effort underway to redevelop the parks to increase the numbers and types of facilities in them. In addition, a 3-par golf course has been constructed in the north part of the City and presents the opportunity of recreation to the adult sector of the population.

The Parks and Recreation Element prepared by City staff proposes full development of Streamland Park (now four acres of baseball diamonds operated by private associations) and the addition of three small neighborhood parks within the City.

The County is in the process of developing Whittier Narrows Regional Recreation Area and is constructing a bicycle/equestrian pathway east of the San Gabriel River which will extend from the ocean to the Whittier Narrows area.

Commercial recreation in the area is sparse although it constitutes over 44 acres; most is devoted to a drive-in movie theater, a stables in the north, and a go cart track in the south part of the City.

There is an after-school recreation program to make use of the school facilities, but it is very limited in time to approximately two hours a day. In addition, private school facilities in the Slauson/Passons area and the Rosemead area between Mines and Whittier Boulevard are recreation resources.

### PROBLEMS AND OPPORTUNITIES

- There is a lack of programs and facilities for the under 5 and over 65 age groups. In addition, there is a lack of adult programs.<sup>1</sup>
- There is a lack of community cultural facilities.
- Existing athletic facilities are overtaxed due to extremely high demand.
- Lack of vacant land surrounding existing parks makes it difficult to expand them.

<sup>1</sup>Source: Parks and Recreation Department Records, City of Pico Rivera



- While the development of additional facilities within the existing parks will aid in fulfilling the demand for "active recreation", it will decrease the amount of "green space" for passive recreation.
- There is an opportunity to take advantage of public lands in the spreading grounds for recreation purposes.
- There is an opportunity to take advantage of school facilities for recreation purposes.
- There is an opportunity to encourage commercial recreation to develop within the City.
- There is an opportunity to link Pico Rivera's parks to the Whittier Narrows recreation area, creating a strong recreation network within the City.
- There is an opportunity to create a community center which would serve community cultural needs.

#### RECOMMENDED GOALS AND OBJECTIVES

- Attempt to meet the recreation needs of various age groups within the community.
- Provide for both physical facilities and recreation programs.
- Attempt to diversify the park facilities and use the parks to evoke strong identity with the City and a positive image for the City.

#### RECOMMENDED POLICIES

While all of the below policies are important in achieving the goals identified above, they are listed in order of priority as reflected in the results of citizen participation in the general plan program. The purpose of setting priorities on these policies is to allow the City to allocate limited resources in a way which reflects citizen needs best.

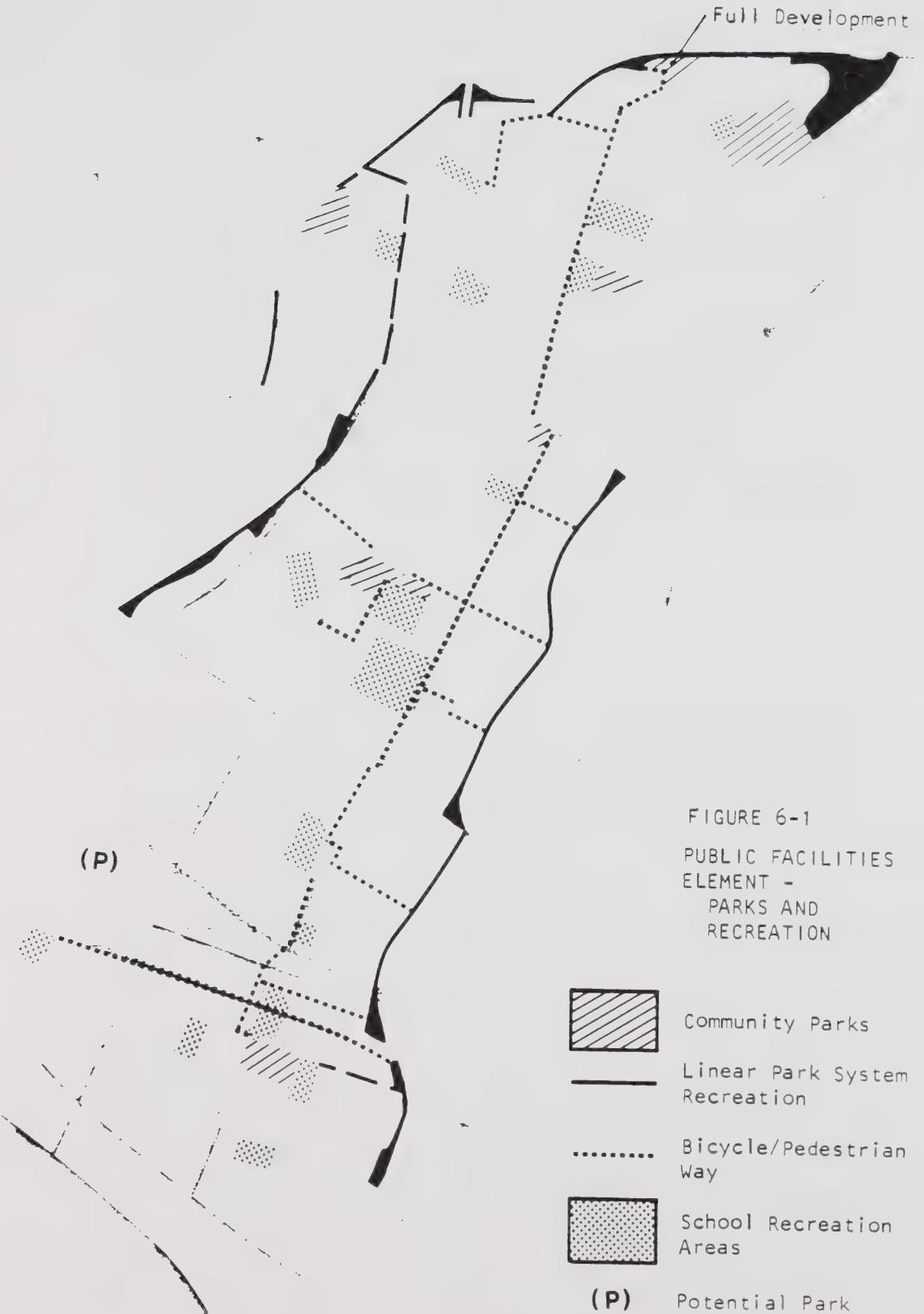
##### 1st Priority Policies

- Improve physical facilities in the existing parks.
- Develop a community cultural facility.
- Develop a cooperative program with the schools to utilize school facilities for recreation purposes in off hours.

##### 2nd Priority Policies

- Expand and improve recreation programs, particularly for adults and senior citizens.







### 3rd Priority Policies

- Full development of Streamland Park
- Acquire new park land and develop that land in such a way to improve the visual image of the City.

### 4th Priority Policies

- Develop a bicycle/pedestrian system to link recreation/school areas.

## PARKS AND RECREATION STANDARDS

It is recommended that a detailed recreation evaluation survey in combination with population projections be utilized to project specific park facility needs for the City of Pico Rivera. In this way, the standards would truly reflect the needs of the City. The parameters of such a study would include a detailed analysis of population characteristics such as age, income, education, occupation, mobility as well as a detailed survey of citizens recreation patterns.

## OTHER PUBLIC FACILITIES

Public facilities should be included in the General Plan for two reasons: (1) to identify types, sizes and locations of public facilities which represent existing deficiencies and (2) to identify public facilities requirements which are predicated by the general plan proposals. The recommendations in this element reflect both of these functions.

Other facilities which can be provided by the local agency include police and fire stations, libraries, community health centers, community centers, cultural facilities and a city services center, including a city hall. At the present time, the public facilities system within Pico Rivera is well developed. A new sheriff's station, located southeast of City Hall, will have a large increase in the number of deputies employed in the Pico Rivera and adjacent unincorporated area and will serve to increase police protection in the area, of great importance to respondents in the community questionnaire. The three fire stations within the City and water is available in sufficient amounts, however the distribution system provides inadequate pressure for fire department needs. There are two branch libraries within the City and a regional library is located in Montebello and Downey. The public health system, with a series of child care centers and a public health center, is of high quality and provides a wide range of programs in addition to those mandated by State law (inspection programs).



PROBLEMS AND  
OPPORTUNITIES

- There is a lack of both public and private cultural facilities within the City.
- While the southern and central areas of the City are well served by the existing library system, the questionnaire respondents in the northern area only rate libraries as either fair or poor. This poor rating is due to the lack of proximity of facilities to the northern area. When the proposed housing development occurs in the north, the need for additional library facilities in the north will increase.
- There is a lack of facilities for senior citizens. At the present time senior citizen activities are carried on in park recreation buildings. As a result, there are conflicts in time scheduling and general availability.
- There are no large auditorium facilities within the City.
- There are no museums or other cultural facilities within the City.
- School facilities represent an opportunity in that they can be made available for community activities in non-operating time.
- There is an opportunity to utilize regional facilities (libraries) through use of public transportation.
- There is an opportunity to develop community facilities to meet the needs of the various groups within the City.

RECOMMENDED  
GOALS AND  
OBJECTIVES

- Provide community facilities which are accessible to the people they serve.
- Maintain existing facilities at a high level of quality.
- Insure that public facilities enhance rather than conflict with their environment.
- When possible and economically feasible, provide community facilities which will aid in upgrading the deteriorating areas of the City.
- Insure that the circulation system, the open space system and the recreation system are compatible with existing and proposed public facilities.

RECOMMENDED  
FACILITIES

- Development of a new library on Durfee Avenue and Beverly Boulevard, between the Pio Pico and Durfee Avenue School.
- Development of a senior citizens center in the vicinity of Rivera Park.



FIGURE 6-2  
PUBLIC FACILITIES  
ELEMENT

Proposed	Existing
*	Fire Stations
▲	Sheriff
○	Libraries
●	City Hall
●	Public Health Center
■	Child Health Care Cen
*	Senior Citizen Center
□	Community Auditorium



## RECOMMENDED POLICIES

- Development of a community auditorium on Mines Avenue near Passons. The committee proposal to locate the auditorium just north of Valencia School is appropriate; however, the site size is inappropriate and the narrow width of the site would limit the future flexibility of the facility and create parking problems in the area. The site on the corner of Passons Boulevard and Mines Avenue would promote the concept of the community facilities network along Passons and make the facility very accessible to a number of schools.
- Development of a cultural facility at Whittier Boulevard and Passons Boulevard. The specific type of facility should be determined in future planning efforts for the Whittier Boulevard area.
- The City should through development of a five-year capital improvements program and annual capital budget establish projected costs, priorities and phasing of all new proposed facilities.
- The City should attempt to coordinate with the school district in developing a joint program for development of the civic auditorium.
- The City should continue to play an active role in advising contract service agencies (fire, sheriff, road department, etc.) of the City needs and priorities.
- Although there are adequate public health facilities, encourage the location of private medical offices within the City, since the area has a small number of private doctors for its population. Do this by encouraging office buildings for medical offices to develop near the hospital.

## SCHOOLS

While schools in the City operate independently under the El Rancho Unified School District and the Montebello Unified School District, the City General Plan will be important to the school districts in several ways. First, in order to project future school needs, the land use plan for the City and an estimate of future growth rates is of great importance. Secondly, the policies of the City in such areas as recreation, circulation and public facilities will affect the efficient functioning of the schools. Thirdly, it is necessary to communicate overall City policies and



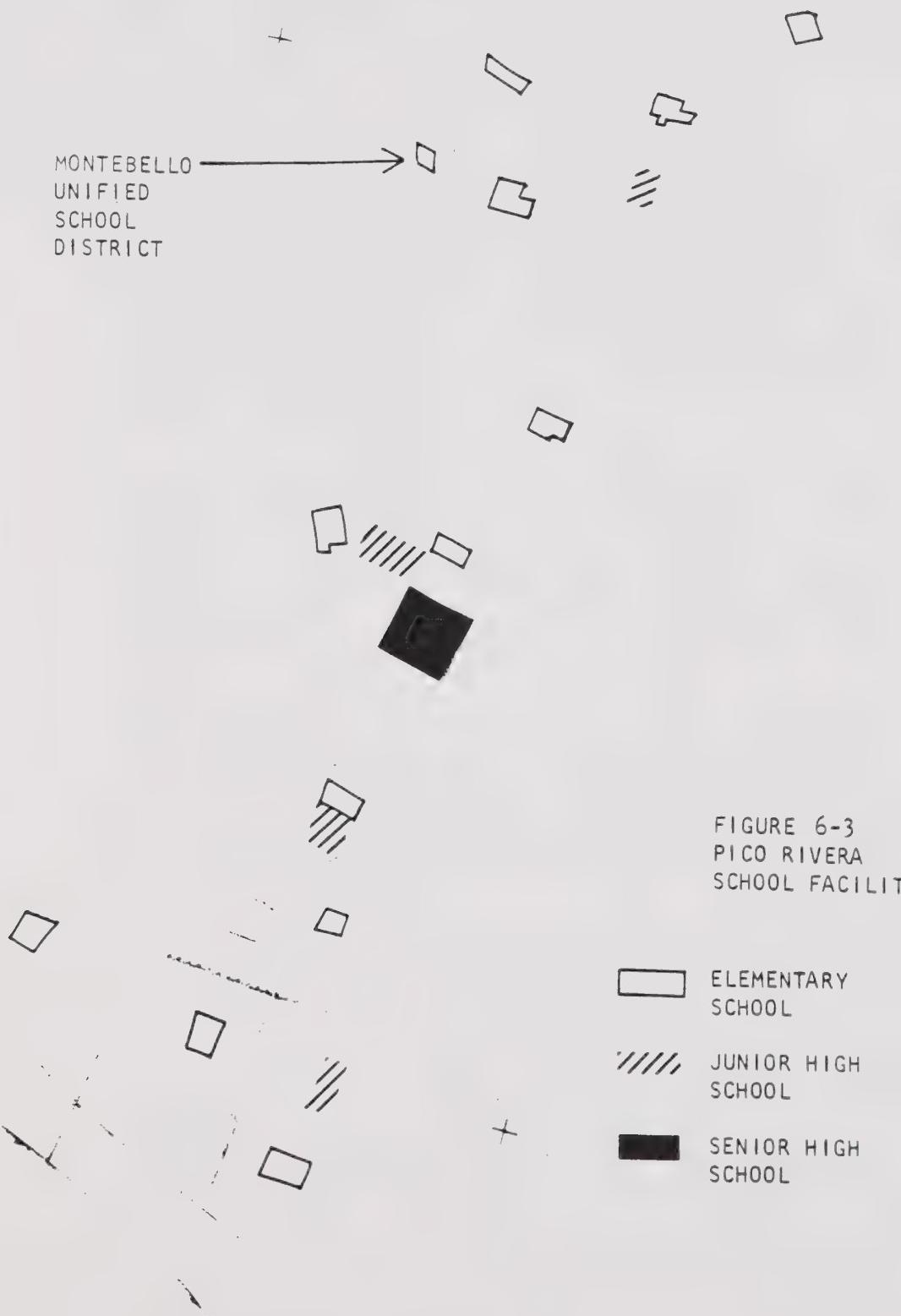


FIGURE 6-3  
PICO RIVERA  
SCHOOL FACILITIES

Source: El Rancho Unified School District  
Wilsey & Ham Survey



concerns to the school districts so that conflicts of interest might be resolved and the school districts can cooperate in attaining City goals and objectives. In summary, for a general plan to be a successful working document, it is important that it take into consideration the effect of its proposals and policies on the school district.

#### THE GENERAL PLAN EFFECTS ON SCHOOL FACILITIES

The major proposal which will affect the school district includes major residential developments in the north part of the City. The development of this area will either require the development of an additional K-6 school or additional classrooms in Pio Pico, Durfee and Obregon Elementary Schools, as the population will spread over into the three school areas. It might also require expansion of North Park Junior High School. This development can be expected to occur within a range of 3-10 years, assuming General Plan policies are implemented.

While significant amounts of multi-family housing are proposed for the City, the majority is proposed for sites which are presently vacant, deteriorated commercial or single-family uses on major arterials. While these developments will increase the school age population, single-family residences average 1.7 children per unit and multi-family less than .5 children per unit. Therefore, school population increase will not be significant.

General Plan policies which affect the school district include the proposal for joint recreation use of school facilities, the proposal for acquisition or lease of the junior high school site for extension of the municipal golf course and the proposal for joint development and maintenance of a city auditorium by the City and the El Rancho Unified School District.

#### RECOMMENDED GOALS AND OBJECTIVES

- Establish a regular policy of coordination and communication between the school district and the City.

#### RECOMMENDED POLICIES

- In the development review process, take special interest in the effect of a proposed project on the school system and the neighborhood school.
- Encourage more extensive use of school classroom and specialized facilities.
- Utilize, through a cooperative program with the school district, school facilities for City recreation programs.
- Through planning, attempt to protect schools from encroachment by incompatible uses.
- Attempt to maintain the pattern of neighborhood schools.



## PUBLIC SAFETY

This element will cover three aspects of public safety: crime prevention, traffic accident reduction, and emergency disaster planning.

### Crime:

#### PROBLEMS

- Pico Rivera currently experiences a higher crime rate than most surrounding cities.
- Pico Rivera has a serious vandalism problem, mainly in the form of graffiti.
- The narcotics problem tends to be centered in the northwest sector of the City, while the worst burglary rate is in the southeastern section of the City.
- Gang activities have become prevalent in the County.
- Many respondents to the community questionnaire expressed concern about public safety within Pico Rivera.

#### THE GENERAL PLAN EFFECT ON CRIME

Land use and policies proposed in the General Plan will have a small but positive effect on crime prevention for the following reasons:

- By upgrading areas around Whittier Boulevard and Slauson Boulevard, increased activity and increased opportunity for activities for young adults may tend to discourage criminal activity.
- By maintaining the lower density, single-family neighborhoods with limited access, crime opportunities may decrease.
- The proposed neighborhood associations (See Housing Element) will allow persons to know their neighbors better and crime control by citizen awareness and responsibility will be more effective.
- The City should closely coordinate with the Sheriff's Department and regional agencies (California Council on Criminal Justice) on criminal justice planning efforts.
- The City should continue to support the crime prevention programs now conducted by the Sheriff's Office.
- It is to the advantage of the City to support commercial, residential and public facilities uses which would provide both day and evening activities in a given area, thereby decreasing crime opportunities.

#### RECOMMENDED POLICIES



PROBLEMS	<u>Traffic Accidents:</u>
THE GENERAL PLAN EFFECT ON TRAFFIC SAFETY	<ul style="list-style-type: none"> <li>● Bicycle and automobile traffic on the same right-of-way cause accidents in the City.</li> </ul>
RECOMMENDED POLICIES	<p>Circulation recommendations will tend to reduce traffic accidents. The number of intersections onto major arterials will be decreased and this will tend to decrease accidents. Off-street parking will tend to decrease congestion and accidents. Bicycle lanes along major arterials and a separate bicycle-pedestrian system will tend to decrease automobile-bicycle conflicts.</p>
PROBLEMS	<ul style="list-style-type: none"> <li>● The City should implement circulation proposals of the General Plan to increase traffic safety.</li> <li>● The City should encourage and promote driver education programs and increased traffic safety surveillance.</li> <li>● The City should maintain schools within neighborhoods to avoid having large numbers of children crossing major intersections.</li> </ul>
RECOMMENDED POLICIES	<u>Emergency Disaster Plans:</u>
	<ul style="list-style-type: none"> <li>● A lack of guidelines from the State on the contents and procedures for large-scale regional disaster plans.</li> <li>● Ground water wells are the sole source of water within the City.</li> <li>● All pumping systems depend upon electricity.</li> <li>● There are two residential areas which have inadequate emergency access in that they have a single access onto a collector street (see Figure 6-4).</li> <li>● Continue coordination of emergency disaster plans between the County Fire Department, the Sheriff and the City.</li> <li>● To reevaluate and update the existing City plan in terms of the criteria recommended by the Los Angeles Earthquake Commission.</li> <li>● There should be a designated emergency disaster operating center "for the collection and dissemination of information and the direction and coordination of emergency operations."</li> <li>● "Integral to the emergency operating center should be adequate communications, including interconnect stations to ensure emergency utilization of all major communications within the region."</li> </ul>





FIGURE 6-4

AREAS WITH INSUFFICIENT EMERGENCY ACES



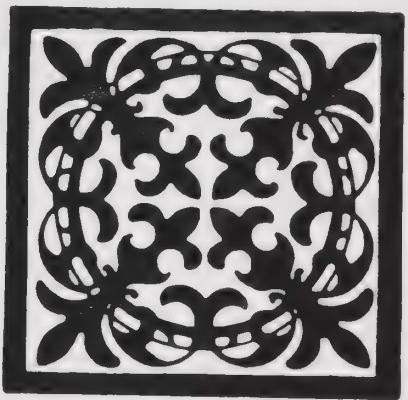
- Communications and power systems for the emergency station should be constructed to withstand hazards such as earthquakes.
- The plan should include methods for dealing with fires coincident with widespread disruption of the normal water supply and adverse meteorological conditions.
- The utilization of helicopters and fixed wing aircraft for disaster reconnaissance and communications.
- The training of personnel for heavy rescue operations.
- The conduct of periodic exercises of the plan procedures.
- Preparation of plans for meeting a heavy demand for building inspectors to inspect damaged structures.
- Preparing plans to evacuate hospitals, penal institutions and other structures in the City which have "dependent" populations.
- Providing alternative means of supplying and distributing potable water when normal water supplies are disrupted.
- Preparing detailed plans for establishing disaster assistance offices to aid individuals in need of help.
- The preparation of contingency plans for the rapid evacuation of persons living below the dams.
- The provision of a mechanical (non-electrical) means of pumping water in an emergency.
- Public facilities should be architecturally compatible with surroundings and properly buffered and landscaped when in residential areas.
- Off-street parking lots for public facilities in a Professional-Administrative zone which lie across a street from a residential zone require a wall. These walls should be screened with landscaping.

PUBLIC  
FACILITIES  
PERFORMANCE  
STANDARDS



7

## CIRCULATION ELEMENT





# Circulation Element

## INTRODUCTION

The circulation element describes the role of the city's vehicular, public, pedestrian, bicycle, and service circulation systems in serving the city and the region. It outlines the role of the circulation system in tying together different elements of the city and helping to create a community feeling and identity. Problems and opportunities presented by the existing system are identified, and recommendations are made for improving the performance of the system in meeting its many objectives.

In urban areas, different types and levels of circulation systems are used to meet different circulation needs. The important function served by most of the network of streets and roads that occupy 25 percent or more of the developed land areas in most cities is to provide access from residences scattered widely through the city to any other point where people may work, play, shop, etc. This system is designed to provide speed and ease in these point-to-point trips at any time. In addition, there are functions of heavy volume of movement between major activity areas such as downtown business areas, commercial/industrial areas, high density residential areas, civic centers, universities, etc. There are requirements for circulation within activity centers as well. These other needs may be met much more efficiently by other systems designed to move larger numbers of people per unit of area occupied by the system. The best circulation system may be one which combines types of service to best meet these different needs.

## EXISTING SITUATION

Pico Rivera's circulation system today is based almost totally on efficient auto circulation. This system performs well within its limitations and is better developed as a functional hierarchy (keeping through traffic out of residential areas) than the system in most surrounding cities. Arterials, with programmed improvements, provide a level of service that is considered acceptable by traffic engineers and was found satisfactory by most citizens.

Traffic on the east-west arterial system may be expected to increase continually until completion of the Slauson Freeway. (Widening the Santa Ana Freeway may delay this increase.) Most heavily impacted will be Beverly and Whittier Boulevards. North-south circulation along Paramount and Rosemead Boulevards should remain within design capacity for the foreseeable future with the nearby San Gabriel River Freeway available to assume a major portion of any new traffic flows in this direction.



Freeway access is good throughout the City, though east-west freeway movement is congested at rush hours. Figure 7-1 identifies the important elements of the existing circulation system. Though this system is well developed as an auto system, it has no effective alternative system, and encourages dependence on the automobile.

Two factors may greatly influence Pico Rivera's circulation pattern in the next 20 years. These are potential development of the Slauson (Route 90) Freeway through a corridor between Whittier and Slauson Boulevards, and the development of a rapid transit link along the Santa Ana Freeway corridor. Though these changes are not likely to occur within the next 10 years, the City should not foreclose major development opportunities or create potential problems by its activities in the interim period.

## PROBLEMS AND OPPORTUNITIES

Problems and opportunities were identified through a random sample questionnaire sent to residents, discussions with advisory committee and city staff, and Wilsey & Ham surveys and analysis. Citizens in general found the existing vehicular circulation system good, but thought public and non-auto transportation systems inadequate. Parking was identified as an auto circulation system problem. Wilsey & Ham's analysis supported these views and identified other existing and potential problems as well.

### Problems

- Existing development makes even modest changes in the auto circulation system, such as street widening, difficult and expensive.
- Some arterials interrupted frequently by local streets.
- Strong east-west circulation system breaks up the City and discourages north-south relation between sections.
- No bicycle circulation separate from vehicular and pedestrian circulation exists.
- Pico Rivera has little influence over regional traffic patterns on its major arterials, and County improvement plans may conflict with the circulation system objectives of the City.
- On-street parking in commercial areas creates problems with traffic movement. If larger, more contiguous areas are developed for multi-family use, parking may become a serious problem on these streets as well.
- Increased efficiency of the vehicular circulation system along arterials creates an unpleasant, inefficient and dangerous pedestrian circulation system along these routes.



No alternative exit



Residential  
"Islands"

Inadequate  
Parking

Barriers to  
North - South  
movement

Interruption of  
through traffic

Interruption of  
through traffic

Interruption of  
through traffic

Need for  
better N.  
S. link

Potential Transit  
Stop

No alternative  
exit

Inadequate parking

FIGURE 7.1

CIRCULATION PROBLEMS & OPPORTUNITIES



- Tight spacing of arterials (Paramount-Rosemead, Whittier-Beverly) creates small residential islands difficult to buffer from the noise and activity of arterial streets.
- Potential Slauson Freeway routes may result in serious disruption of residential neighborhoods and a strong barrier between sections of the City.

#### Opportunities

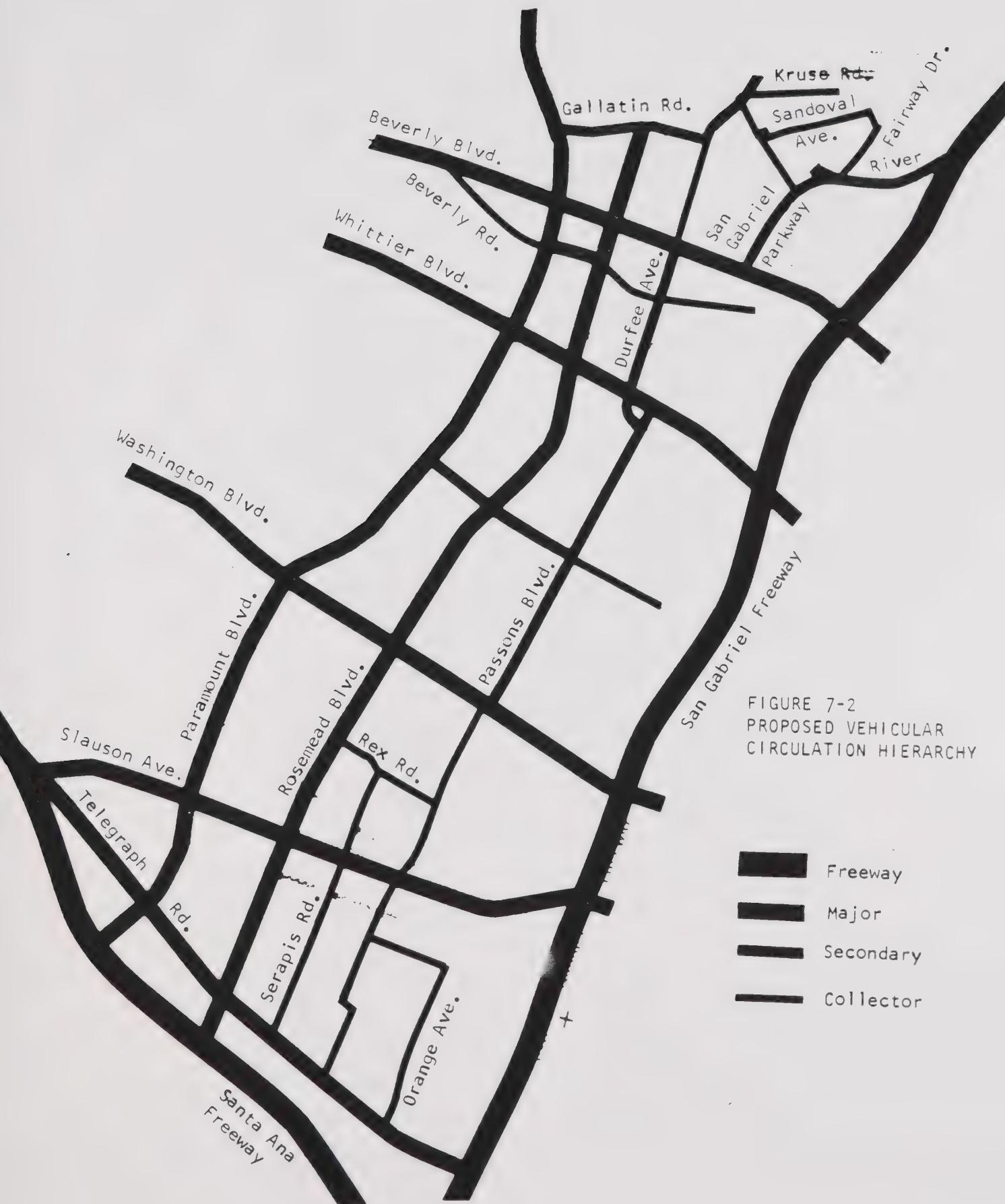
- Good circulation hierarchy separating local circulation from regional circulation through the City, keeping fast through traffic out of most residential neighborhoods.
- Opportunity to use circulation system to provide a better linkage between northern and southern sections of the City.
- Existing arterial network has potential for providing a high level of public transportation service with a local bus line.
- Opportunity to use Slauson Freeway construction as a basis for commercial/industrial redevelopment of declining residential areas in the long term.
- Opportunity to develop Passons Boulevard as a strong public facilities and services core with pedestrian, bicycle and vehicular circulation and a strong design identity.
- Long-term potential for rapid transit link along Santa Ana corridor, with possible interim bus-only freeway lanes.

#### GOALS AND OBJECTIVES

The circulation system has many impacts on the City. Some of these impacts are directly related to system function (economic pressures of high circulation capacity, deterioration of commercial areas with congestion and inadequate parking, etc.) while others are related to external factors (noise and air pollution, social impact of system that only serves part of the population effectively). Circulation system goals and objectives identified by citizens, staff and consultant reflect both these aspects of the system.

- Develop a circulation system which provides better alternatives to the automobile, to reduce noise and air pollution impact and use of petroleum and mineral resources, and to provide better circulation service to those unable to use the auto circulation system (poor, young and elderly) through:
  - a. Development of an improved public transportation system, possibly through use of a City bus line.





**FIGURE 7-2  
PROPOSED VEHICULAR  
CIRCULATION HIERARCHY**

-  Freeway
-  Major
-  Secondary
-  Collector

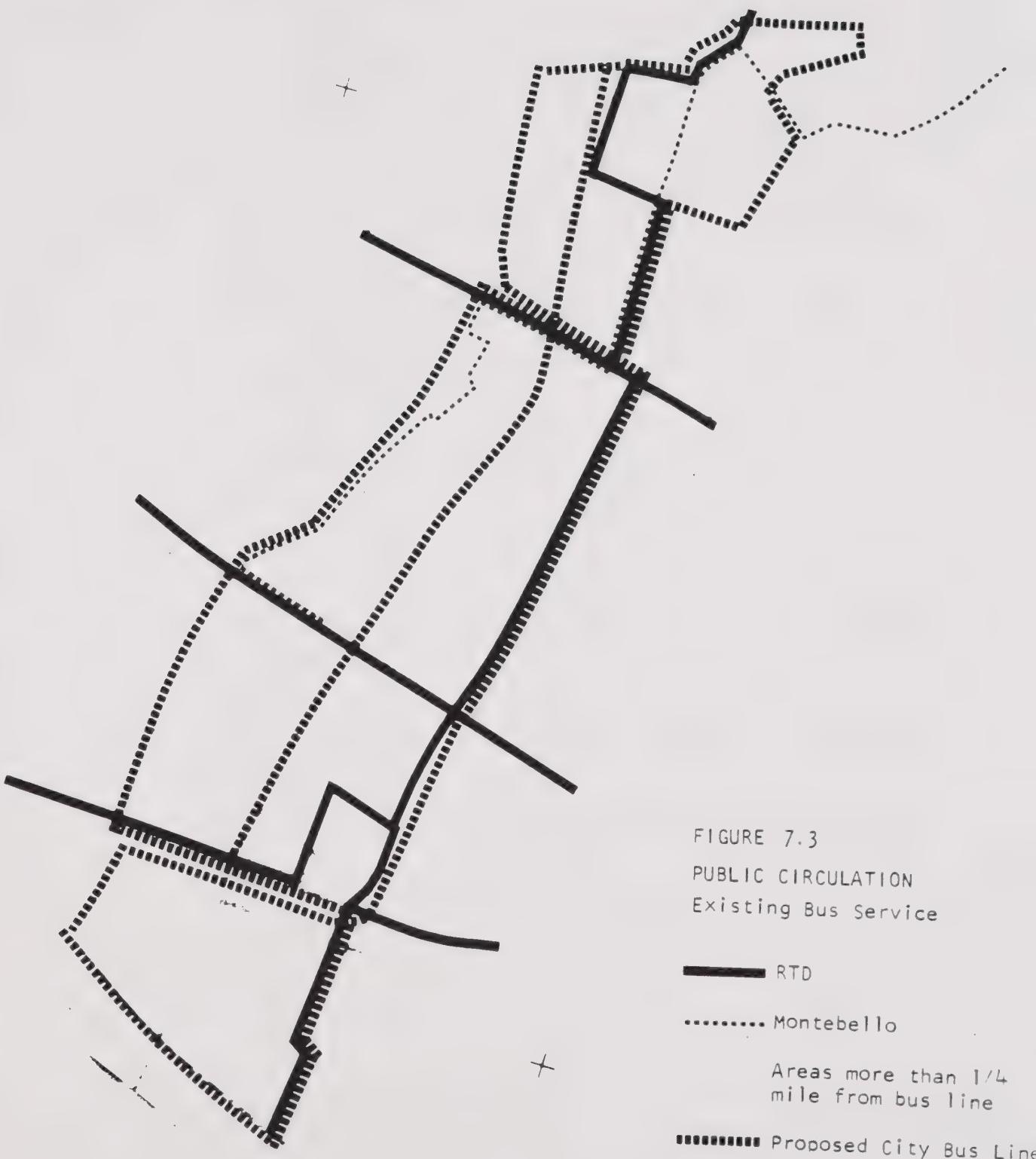


TABLE 7-1  
MAJOR, SECONDARY AND COLLECTORS HIGHWAYS  
City of Pico Rivera

STREET NAME	CLASSIFICATION	LOCATION
Rosemead Blvd.	Major	North-south street through center of City.
Paramount Blvd.	Major	From Whittier Narrows Dam, south through City.
Beverly Blvd.	Major	East-west street through northern portion of City.
Whittier Blvd.	Major	East-west street through north-central portion of City.
Washington Blvd.	Major	East-west street through central portion of City.
Slauson Ave.	Major	East-west street through south central portion of City.
Telegraph Road	Major	East-west street and southern boundary of City.
Beverly Road	Secondary	From Paramount Blvd. to Rosemead Blvd.
Gallatin Road	Secondary	From Paramount Blvd. to Durfee Ave.
San Gabriel River Parkway	Secondary	From Beverly Blvd. north.
Passons Blvd.	Secondary	From Washington Blvd. north to Whittier.
Jackson St.	Secondary	From Passons Blvd. to Whittier Blvd.
Durfee Ave.	Secondary	From Gallatin north to Whittier Narrows Dam.
Durfee Ave.	Collector	From Whittier Blvd. north to Gallatin.
<u>Kruse Rd. - Narrows Dr.</u> <u>Sandoval Ave. - Bradgate Dr.</u> <u>Golf Course Rd.</u> <u>Cate Road</u>	Collector	From Durfee Ave. to San Gabriel River Parkway.
<u>Beverly Rd.</u>	Collector	From Rio Hondo to Paramount Blvd. From Rosemead Blvd. to San Gabriel River.
<u>Passons Blvd.</u>	Collector	From Telegraph Rd. north to Washington.
<u>Rex Rd.</u>	Collector	From Rosemead to Passons Blvd.
<u>Serapis Ave.</u>	Collector	From Rex Rd. to Telegraph Rd.
<u>Shade Lane - Orange -</u> <u>Klinedale Ave.</u>	Collector	From Passons Blvd. to Telegraph Rd.

Source: City of Pico Rivera







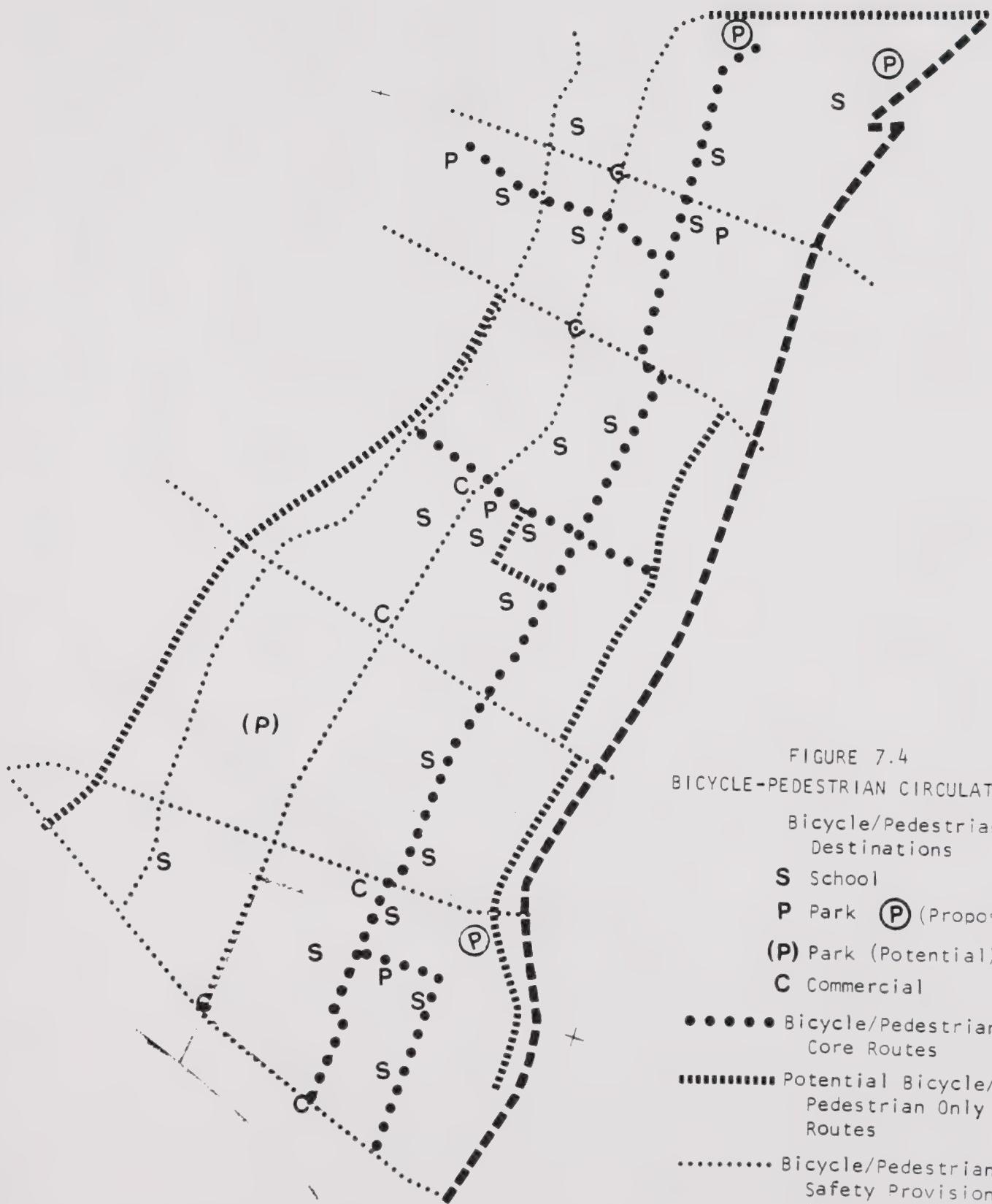
- b. Development of a safe and efficient system of bicycle and pedestrian routes.
  - c. Encouragement of development of a rapid transit system for the Los Angeles/Orange County area, and cooperation in development of parking and feeder route service in Pico Rivera.
- Increase the efficiency of the auto circulation system and reduce the conflicts between through traffic and the community through:
  - a. Encouragement of improvements to major arterials as needed to maintain adequate capacity.
  - b. Reduction in the number of local streets entering arterials directly.
  - c. Development of off-street parking in commercial and high-density residential areas.
- Encourage the unity of the City through the circulation system through:
  - a. Development of Passons Boulevard and Mines Avenue as a street system that is uniquely Pico Rivera's, having a public facilities core and a well-developed pedestrian and bicycle circulation system.
  - b. Investigation of a city bus line providing better access to shopping, employment, and public facilities for residents.

#### RECOMMENDATIONS

To meet the goals and objectives of the circulation system, the following actions and policies are recommended:

- Develop increased off-street parking in commercial areas to reduce conflicts with arterial traffic and improve viability of commercial districts, particularly existing commercial strip developments.
- Close selected local streets along major arterials to improve through circulation.
- Develop a system of truck routes to keep industrial traffic out of residential areas.
- Develop alternative entries to excessively long cul-de-sac street systems to improve circulation and emergency access in these areas.
- Delete the extension of Mines Avenue across the Rio Hondo Channel from planned street improvements program to keep through traffic off this route.





**FIGURE 7.4**  
**BICYCLE-PEDESTRIAN CIRCULATION**

**Bicycle/Pedestrian Destinations**

- S** School
- P** Park **(P)** (Proposed)
- (P)** Park (Potential)
- C** Commercial

• • • • • Bicycle/Pedestrian Core Routes

::::::: Potential Bicycle/Pedestrian Only Routes

..... Bicycle/Pedestrian Safety Provisions along arterials

■ ■ ■ County Trails



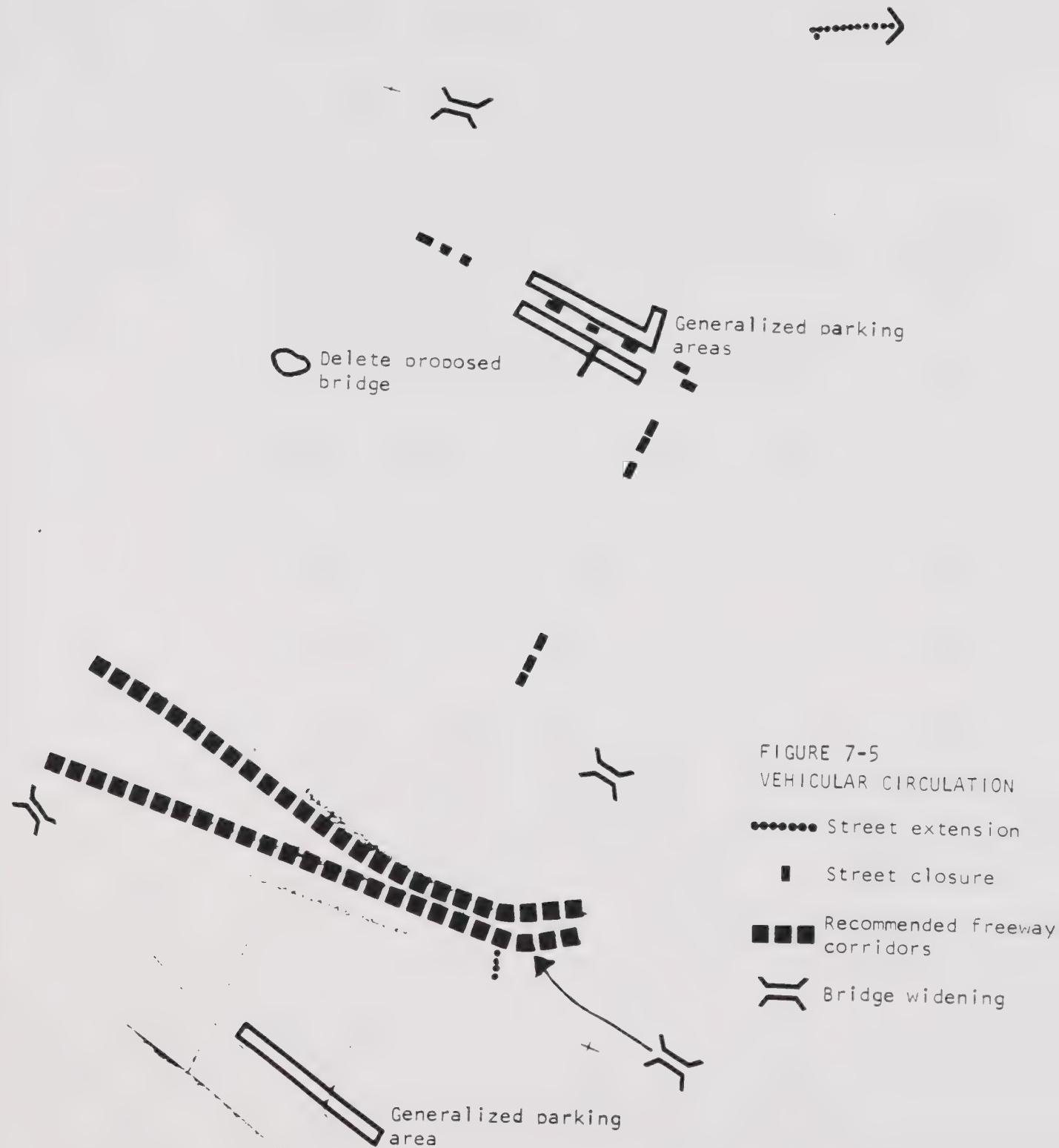


FIGURE 7-5  
VEHICULAR CIRCULATION

- Street extension
- Street closure
- Recommended freeway corridors
- ↔ Bridge widening



- If Route 90 is to be adopted use a southerly corridor related to area between two railroad lines to:
  - a) reduce through traffic on east-west arterials through Pico Rivera;
  - b) provide better truck access to Pico Rivera industries;
  - c) cause minimum disruption of existing residential neighborhoods by freeway construction.
- Investigate a local bus line to improve local circulation for those without automobiles, to support local commercial development, and to provide service to employees of local industries.
- Develop an improved vehicular/pedestrian/bicycle connection along Passons Boulevard to better relate the north and south sections of the City.
- Develop a system of bicycle routes throughout the City, particularly designed to relate to schools, parks and recreation areas.
- Over the long term, acquire increased right-of-way along major arterials for improved noise protection and development of bicycle paths.
- Develop separate bicycle lanes or supplementary bicycle paths along all major arterials.
- Require all major parcels or areas slated for public or private development or redevelopment for residential use to develop separate bicycle/pedestrian and vehicular circulation systems under a design review process with the city planning staff and planning commission. (Requirement should be waived where geometry of surrounding existing development makes such design unsuitable.) In areas where private redevelopment on a parcel-by-parcel basis is likely, the City should establish a precise plan of development describing this system and require dedication of land for this system when development takes place.

## CIRCULATION PERFORMANCE STANDARDS

### ● Definition of Roadways

**MAJOR HIGHWAYS:** Major highways are designated to serve as the principle element for local and through traffic flow with limited access for abutting properties. These routes are located to connect areas of traffic generation continuity of traffic flow.

**SECONDARY:** These routes are designed primarily to serve as intermediaries between collector and major city streets, and to accommodate through traffic movement.



**COLLECTOR:** These streets collect and distribute traffic from local residential streets and uses which generate traffic such as schools, parks and shopping centers, and distribute this traffic onto secondary highways. Collector streets should be located so as to discourage through traffic in residential neighborhoods.

**LOCAL:** Local streets are intended to carry residential neighborhood traffic only. Restrictions should also be posted to prohibit overnight parking when the street right-of-way is less than 56 feet.

- Roadway Capacity/Width Standards

<u>Classification</u>	<u>Right-of-Way</u>	<u>Capacity</u>
Major	100-120 feet <sup>1</sup>	17-30,000 ADT
Secondary	80-100 feet <sup>1</sup>	14-17,000 ADT
Collector	60- 80 feet <sup>1</sup>	8-10,000 ADT
Local	56- 60 feet <sup>2</sup>	- 8,000 ADT

- Bikeway Standards

Width: Bike Lane: 6-10'  
Bike path: 6-8'  
(separate)

Surface: Asphalt or other similar hard-surface paving

Grade: Maximum (for short distances): 10%  
Recommended Maximum: 5%  
Optimum: 0-2%

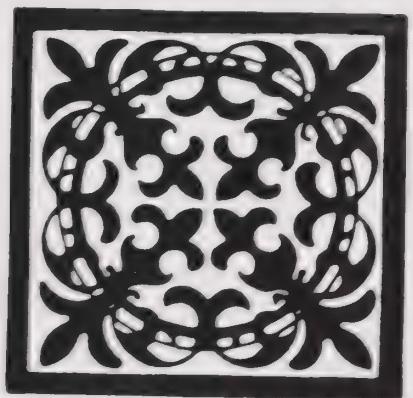
<sup>1</sup>Greater width includes a 10 foot right-of-way for a bikeway on both sides of the street.

<sup>2</sup>Greater width includes a 10 foot right-of-way for a bikeway on one side of the street.



8

## ENVIRONMENTAL ELEMENT





# Environmental Element

This element will address a variety of issues and concerns which are pertinent to the quality of life and the quality of the environment in Pico Rivera. By addressing these issues and concerns, methods have been found to protect, enhance and improve the quality of the environment.

Issues to be discussed include:

- Open Space/Conservation
- Scenic Highways
- Seismic Safety
- Transportation Noise
- Water and Waste Management

## OPEN SPACE/CONSERVATION

### EXISTING SITUATION

Open space and conservation areas should be designated on the basis of three major factors:

- Natural resources
- Natural development constraints
- Urban area resources

Included in natural resources are mineral resources, areas of historic archeologic value, areas of scenic value, prime agricultural lands, water courses, aquifer recharge areas and unique wildlife or vegetation. In Pico Rivera the only areas which could be identified were water courses (the flood control channels) and aquifer recharge areas in the spreading grounds. In addition, initial indications and historic background of this area as an Indian village indicate that the portion of the San Gabriel River Channel above San Gabriel River Parkway which is the least altered portion of the channel might be a resource area for artifacts. Detailed study of this area by professional archeologists would be appropriate.

It should be noted that all areas indicated as natural resources are altered by man; however, these areas are still performing functions important to the environment and, as such, are considered natural resources.

Natural development constraints include steep topography, flood plains, areas of seismic hazard and areas of soils and ground water conditions unsuitable for development. Pico Rivera has no areas of steep topography and it is no longer in a natural flood plain due to the channelization of the two rivers and the construction of Whittier Narrows Dam.





4 5000 FEET  
MILE



FIGURE 8-1  
URBAN AREA  
RESOURCES



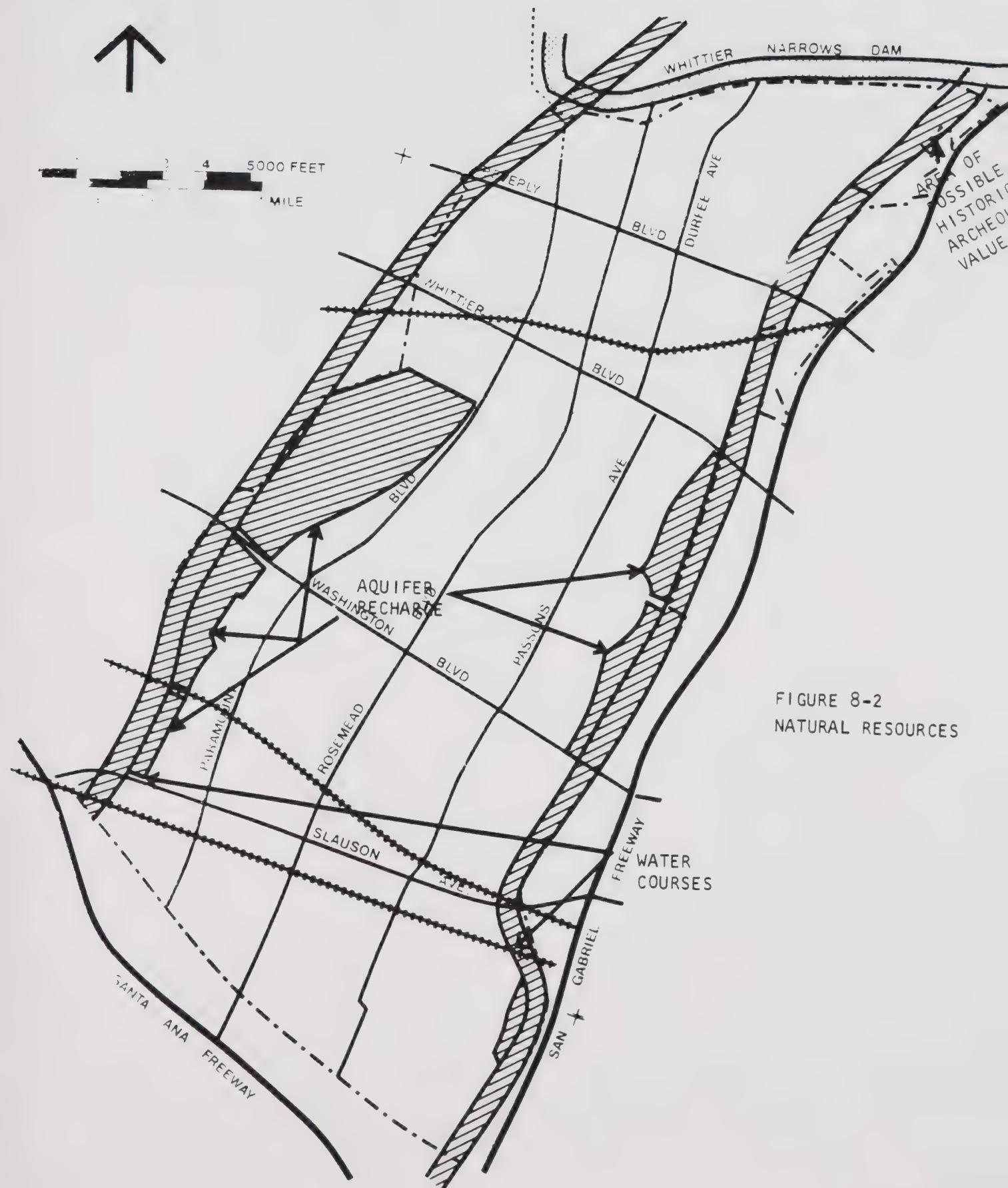


FIGURE 8-2  
NATURAL RESOURCES





5000 FEET  
1 MILE

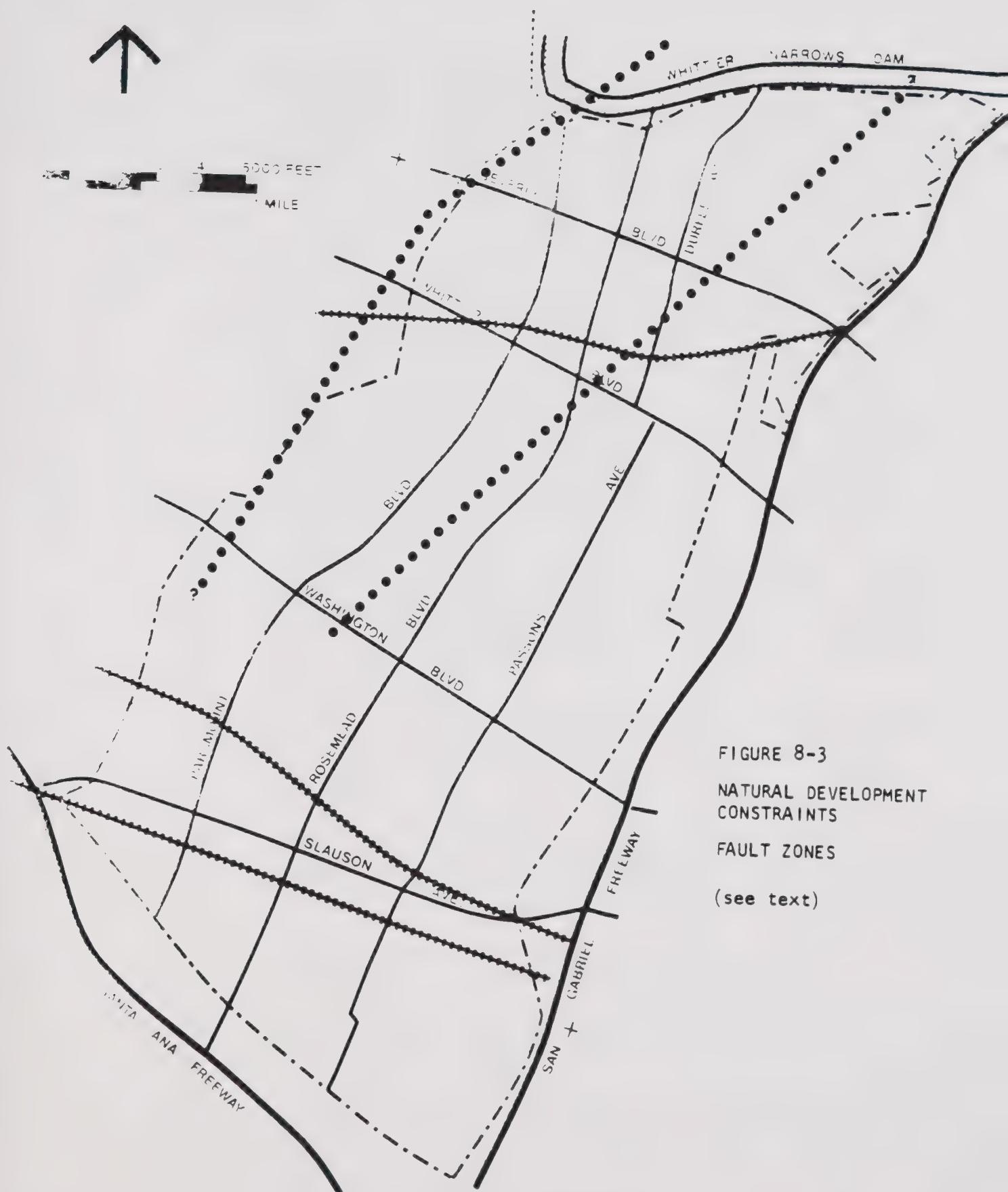


FIGURE 8-3  
NATURAL DEVELOPMENT  
CONSTRAINTS  
FAULT ZONES  
(see text)



The Rio Hondo Fault is located within the spreading basins and the Rio Hondo Channel; as such it adds greater importance to the need to retain that area in open space. The Pico Fault, however, runs through the center of the developed portion of Pico Rivera and, therefore, needs to be treated in a different manner as will be indicated in the Seismic Safety portion of this element.

Soil conditions in the general region of Pico Rivera (Los Angeles Basin) are generally an alluvial layer ranging from 1-1000 feet in depth. The unconsolidated alluvium under the City is of low to medium density. Review of available soil reports indicates low density at shallow depth (60% relative compaction). However, due to the predominantly granular nature of the soil and the readily available clayey soils which serve as an effective binder, the reported shear strength of the compacted soil indicates that the subsurface soils can have moderate to moderately high shear strength. Moisture content varies within the City. Available data show moisture contents as low as 2 percent for sandy soils to as high as 40 percent and near saturation for silty clays.

This means that the soils in the area are generally suitable for most types of development. However, the extremely high water table in Pico Rivera may cause development problems and presents the possibility of polluting the ground water supply with development.

Urban area resources include recreational areas and private green spaces which are strategically located to serve major portions of the population and are of either existing or potential visual and/or active use value to the urban population.

#### PROBLEMS AND OPPORTUNITIES

- Difficulty of improving the visual character or using the spreading grounds for recreation purposes due to the manner of operation of the water basin replenishment system.
- Lack of large amounts of vacant land in locations suitable for public acquisition as open space.
- The amount and degree of man-made alterations to the natural environment in Pico Rivera.
- A majority of the respondents to the community questionnaire disagreed with the statement "Pico Rivera has a high quality environment."
- An intensive need for active recreation areas which decreases the priority of improving areas for visual open space and passive recreation uses.



- The opportunity to use the vast areas of the spreading basins in a manner which will improve the visual image of the City, create a positive open space area and be compatible with the use of the area as an aquifer recharge.
- The potential for linear open space systems which link into the County regional recreation system.
- The utilization of the Environmental Impact Statement as a method to protect natural resources, prevent natural hazards and improve urban resources.
- There is an opportunity to create "interim open space" areas by cleaning up vacant land to improve its visual image.

#### RECOMMENDED GOALS AND OBJECTIVES

- Make available to the citizens of Pico Rivera a higher quality environment by providing a system of parks, visually positive open spaces, and pedestrian walkway systems.
- Make an attempt to provide an alternative transportation system which enhances the environment rather than negates it.
- Utilize lands in public ownership to the fullest extent possible to improve the physical environment.
- Protect the public interest by preventing development in the areas which affect the natural resources within the City.
- Prevent development within natural hazard areas (poor soils, high water table, seismic hazard) or insure that adequate protection is provided and mitigation measures are taken.
- Encourage relocation of major power transmission lines to a location which is outside developed areas of the City, such as the spreading grounds.
- Increase the quality of the City environment by cooperating with property owners of vacant land in an "Interim Open Space" program.

#### RECOMMENDED POLICIES

- As an interim measure, initiate a cooperative program with the Flood Control District to landscape and screen the periphery of both the Rio Hondo and San Gabriel River spreading basins. This will do a great deal in improving the visual image of the City. In addition, begin a program of linear parks (as shown in the Public Facilities Element) in selected areas on the east side of the Rio Hondo spreading grounds and the west side of the San Gabriel River spreading grounds. The function of these linear parks would be for pedestrian, bicycle and equestrian pathways with rest areas and picnic tables.





FIGURE 8-4  
PUBLIC OPEN SPACE



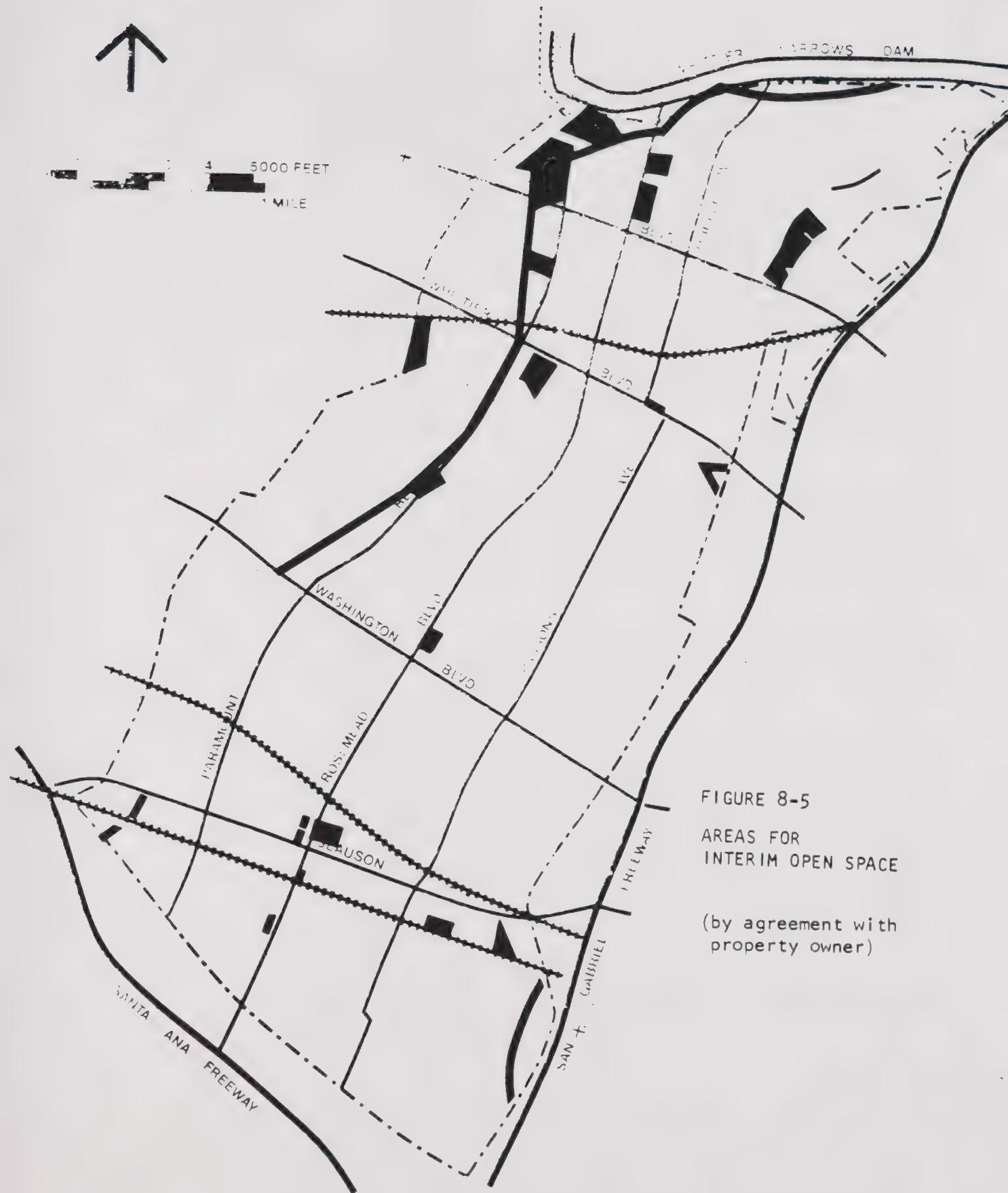


FIGURE 8-5  
AREAS FOR  
INTERIM OPEN SPACE

(by agreement with  
property owner)



In the long term, it is recommended that the City initiate, with other cities adjoining the spreading grounds, a program with the County to convert the spreading grounds to another system of recharging the ground water basin, such as well injection. Although this would be an extremely costly program, it is offset by the costs that the cities surrounding the spreading grounds are now experiencing by impeding and constraining development demand outside the spreading grounds. This changeover in the system of water table replenishment would be designed to allow human use of the area in recreation pursuits and would greatly change the image of the City.

- Initiate studies of the northern portions of the San Gabriel Channel for purposes of ascertaining its historic or archeologic value.
- Initiate a program of interim open space to take advantage of the vacant land within the City which at present has a negative visual impact on the City. It is recommended, that for certain key areas designated in Figure 8-5, the City attempt to enter into agreements with property owners to do one or all of the following:
  - Agreement to "clean up" and maintain the vacant land in a state which is not a detriment to the City and which will serve the City as positive visual open space through simple landscaping techniques.
  - The City and property owner agree to "interim" use of the property by the public for the period in which the land remains undeveloped. This may or may not allow minimum structural improvements such as picnic tables, overhangs, etc. as agreed to by both parties.
  - While transmission line rights-of-way are not vacant land, they are included in this interim open space proposal as potential multiple use areas.

In either case the agreement would contain a stipulation that the property owner would be able to request that his property be "taken out" of interim open space should a development opportunity occur.

#### SCENIC HIGHWAYS

##### EXISTING SITUATION

As the State definition of scenic highways excludes urban areas and inasmuch as no State-designated scenic highways pass through Pico Rivera, it would seem that the possibilities for a Scenic Highway within the City are negligible.



**RECOMMENDED  
GOALS AND  
OBJECTIVES**

However, if the term scenic highways is redefined to include positive urban areas and areas of historic significance, there exists the possibility for an urban scenic highway within Pico Rivera, along Whittier Boulevard formerly El Camino Real.

**RECOMMENDED  
POLICIES**

- Create an urban scenic highway along Whittier Boulevard which would aid in improving and revitalizing the area.
- Utilize the following methods to create the Urban Scenic Highway:
  - Landscaping sidewalk areas; street tree plantings.
  - Introduction of street furniture and lighting which reflects the historic background of the City.
  - Institute sign ordinances, city beautification programs which are specifically designed for Whittier Boulevard. (Design overlay zone)
  - Introduce high-quality commercial establishments in the area.

## **SEISMIC SAFETY<sup>1</sup>**

**INTRODUCTION**

The purpose of the Seismic Safety Element as defined by State law is to identify and appraise seismic hazards including susceptibility to ground breakage from faults, ground shaking from local or regional seismic activity, ground failure in the forms of liquefaction or the effects of seismically induced waves such as tsunamis or seiches.

In addition, new legislation, called the Alquist-Priolo Geologic Hazards Zone Act, requires the State Geologist to identify special studies zones where earthquake hazard is high. The Act then requires local agencies to "exercise specified approval authority with respect to real estate developments or structures within such delineated zones."

While it is possible that the State will identify the two young faults which cross through Pico Rivera (see Figure 8-3) as "potentially active" it is not likely that Pico Rivera will be included in a special studies zone requiring strong action and development limitations by the City.

<sup>1</sup>Prepared in conjunction with F. Beach Leighton and Associates Consulting Geologists.



The two faults identified within the City are subsurface faults probably located 200 feet or more below surface. Should there be activity on the faults, it is probable that ground breakage would not be widespread, but the primary effect would be ground shaking.

Regional faults which could affect Pico Rivera should they become active include the San Andreas, Sierra Madre, Newport-Inglewood, San Jacinto, Whittier and Norwalk Faults. The primary effect of movement on these faults would be ground shaking within the City of Pico Rivera.

#### PROBLEMS AND OPPORTUNITIES

- Lack of detailed data about water table and soils to be able to discern the areas with high soil liquefaction problems or ground subsidence problems.
- Some buildings which are of unreinforced masonry of a quality that would not be able to withstand a major earthquake.
- Lack of an alternative water source in the case of earthquake damage to wells.
- Opportunity to take specific actions which are appropriate to deal with seismic hazards in Pico Rivera.
- Opportunity to begin a data bank program for soils and water information.
- Opportunity to utilize existing law such as the Environmental Impact Statement and Building Code provisions to require geologic investigation prior to development.

#### RECOMMENDED GOALS AND OBJECTIVES

- The City should take certain steps which are appropriate to the relatively low level of seismic hazard potential in the City (as compared to other areas in the State).

#### RECOMMENDED POLICIES

- For major structures, indepth geologic investigation should be required to estimate the amount of ground shaking which would most likely occur with activity on local faults.
- More stringent foundation design requirements and general structural aseismic design requirements should apply to major structures in areas of high ground shaking.
- A survey of existing hazardous structural conditions should be undertaken by the City, concentrating mainly on areas of older buildings.
- The City should continue to maintain files on all soils investigations required and make them available for future reference.



- The City should monitor the ground water table level throughout the City to assure that it does not rise above 25 feet below ground elevation. In addition, the City should ensure that the Whittier Narrows Dam is inspected on a regular basis. This monitoring should be done in conjunction with Los Angeles County Flood Control District efforts in this area and would aid in preventing liquefaction in the case of an earthquake.
- The City should recommend or require that private water companies investigate alternate power sources for pumping water in the event of an earthquake emergency.
- The City should encourage the School District to delineate emergency disaster procedures for the earthquake event.



## TRANSPORTATION NOISE

### INTRODUCTION

Noise is an important side effect of most modern transportation systems. Residential areas miles from the ends of airport runways may become virtually uninhabitable. An unshielded freeway may create a zone of serious noise impact half a mile or more wide. Motorcycles may disrupt any residential neighborhood at any hour of the day. Traffic volumes even on arterial streets create an unpleasant residential environment. The combined impact of these noise sources even in a quiet urban area makes the normal "background" noise level -- the noise you cannot get away from, that you hear in the background as a whish, a hum, or a dull roar -- many times louder than that in a rural area. This background level has historically been increasing, and if the trend continues, may within the next decades reach levels now found only near busy streets, freeways and airports. These are levels that have been demonstrated to cause physiological changes with prolonged exposure. The effects of lower levels of continuous exposure are more difficult to determine, but evidence is accumulating to indicate psychological and sociological changes do occur with noise levels now found in most areas of cities.

Noise is a complex phenomenon, and its impact on human activities depends on many different aspects of a single noise event or a series of noise events over a period of time. Different noise measurements have been developed over a period of time to measure different aspects of noise from different noise sources. The noise measurements defined below are presently the most commonly used in identifying noise conflicts and establishing noise standards. Because the science of noise impact is changing rapidly, particularly with regard to overall measurements of noise exposure, the City should remain alert to developments in this field, and adopt improved measures in its standards as they become available.

### Noise Measures:

- Decibels (dB): The simplest measurement, related directly to the amount of sound energy in the sound signal.
- Decibels A-Scale (DB(A)): The basic measurement in decibels modified to better relate to the sensitivity of the human ear. Higher frequency sound signals are accentuated in this measurement. A sound 10 decibels higher on the A-scale than a given sound is perceived as approximately twice as loud as the first sound. This noise level is simple to measure with inexpensive instruments and is commonly used in establishing standards for maximum noise levels of equipment, noise standards for industry, etc. Figure 8-6 shows the



TABLE 8-1 SOUND LEVEL OF COMMON SOUNDS

Sound	Sound Level <sup>1</sup> dB(A)	Relative Loudness (Approximate)	Impact Interpretation for Residential Development
Jet Plane, 100 feet	130	128	
Rock Music with Amplifier	120	64	
Thunder, Danger of Permanent Hearing Loss	110	32	
Boiler Shop, Power Mower	100	16	
Orchestral Crescendo at 25 feet, Noisy Kitchen	90	8	
Busy Street	80	4	80dB(A)-If exceeded 60 min. in 24 hours, clearly unacceptable
			-----75dB(A)-If exceeded 8 hours in 24 hours, clearly unacceptable
Interior of Department Store	70	2	
Ordinary Conversation, 3 feet away	60	1	65dB(A)-If exceeded 8 hours in 24 hours, normally unacceptable
Quiet Automobile at Low Speed	50	1/2	
Average Office	40	1/4	45dB(A)-If not exceeded more than 30 minutes in 24 hours, clearly acceptable
City Residence	30	1/8	
Quiet Country Residence	20	1/16	
Rustle of Leaves	10	1/32	
Threshold of Hearing	0	1/64	

<sup>1</sup>U.S. Department of Housing and Urban Development Circular 1390.2



TABLE 8-2  
HUD NOISE STANDARDS

IMPACT ZONE	NOISE STANDARD <sup>1</sup>	IMPACT INTERPRETATION <sup>2</sup>
CLEARLY UNACCEPTABLE	Exceeds 80dB(A) 60 minutes per 24 hours	The noise exposure at the site is so severe that the construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would still be intolerable.
	Exceeds 75dB(A) 8 hours per 24 hours	
DISCRETIONARY -NORMALLY UNACCEPTABLE	Exceeds 65dB(A) 8 hours per 24 hours	The noise exposure is significantly severe that unusual and costly building constructions are necessary to ensure some tranquillity indoors, and barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.
	Loud repetitive sounds on site	
DISCRETIONARY -NORMALLY ACCEPTABLE	Does not exceed 65dB(A) more than 8 hours per 24 hours	The noise exposure is great enough to be of some concern but common building constructions will make the indoor environment acceptable, even for sleeping quarters, and the outdoor environment will be reasonably pleasant for recreation and play.
CLEARLY ACCEPTABLE	Does not exceed 45dB(A) more than 30 minutes per 24 hours	The noise exposure is such that both the indoor and outdoor environments are pleasant.

<sup>1</sup> HUD Circular 1390.2, August, 1971.

<sup>2</sup> Theodore J. Schultz and Nancy M. McMahon, Noise Assessment Guidelines, HUD, 1971.



loudness of common sounds in decibels.

- **Noise Exposure Forecast (NEF):** The NEF was developed to relate specifically to airport noise, and measures the impact of the series of aircraft noise events over an entire day. HUD has developed standards for residential noise sensitivity to aircraft noise based on the NEF.
- **Noise Pollution Level (NPL):** The NPL was developed to measure the exposure to all noise sources. Interpretation of the meaning of the NPL is still in development and NPL standards have not been recognized. The NPL or similar measure may assume increased importance in the future.

#### EXISTING SITUATION

The Department of Housing and Urban Development has recently adopted standards for noise in residential areas. These standards establish noise zones which are considered Clearly Unacceptable, Discretionary--Normally Unacceptable, Discretionary--Normally Acceptable and Clearly Acceptable for residential development. Each of these zones is defined in terms of the noise environment and its impact on residential use. Figure 8-7 shows the impact of the present traffic pattern in the city on noise levels defined by these standards. Figure 8-8 shows how traffic speed and volume combine to cause these noise levels. No present airports cause noise problems in Pico Rivera with normal flight patterns, but projections for traffic in the Los Angeles County airspace for the year 1990 indicate that almost all urbanized areas of the County will have aircraft noise levels high enough to degrade the residential environment. Increased use of helicopters and Short Takeoff and Landing (STOL) aircraft throughout the urban area are expected to contribute to this problem.

Trends of increasing noise will be difficult to change. Noise from trucks, motorcycles and aircraft is subject to considerable improvement with technological changes in engine design, mufflers, etc. since engine noise is the primary noise source for these vehicles. However, the principal noise source for automobiles, particularly at high speeds, is tire noise on pavement. Experiments with tire and pavement design have had only very limited success in reducing noise, and other noise reduction strategies have considerable economic or aesthetic impact.

#### PROBLEMS AND OPPORTUNITIES

##### Problems:

- Freeways and arterials create considerable areas of noise impact in the city.
- Little likelihood exists of development of tire and pavement technology to cut noise where it starts.



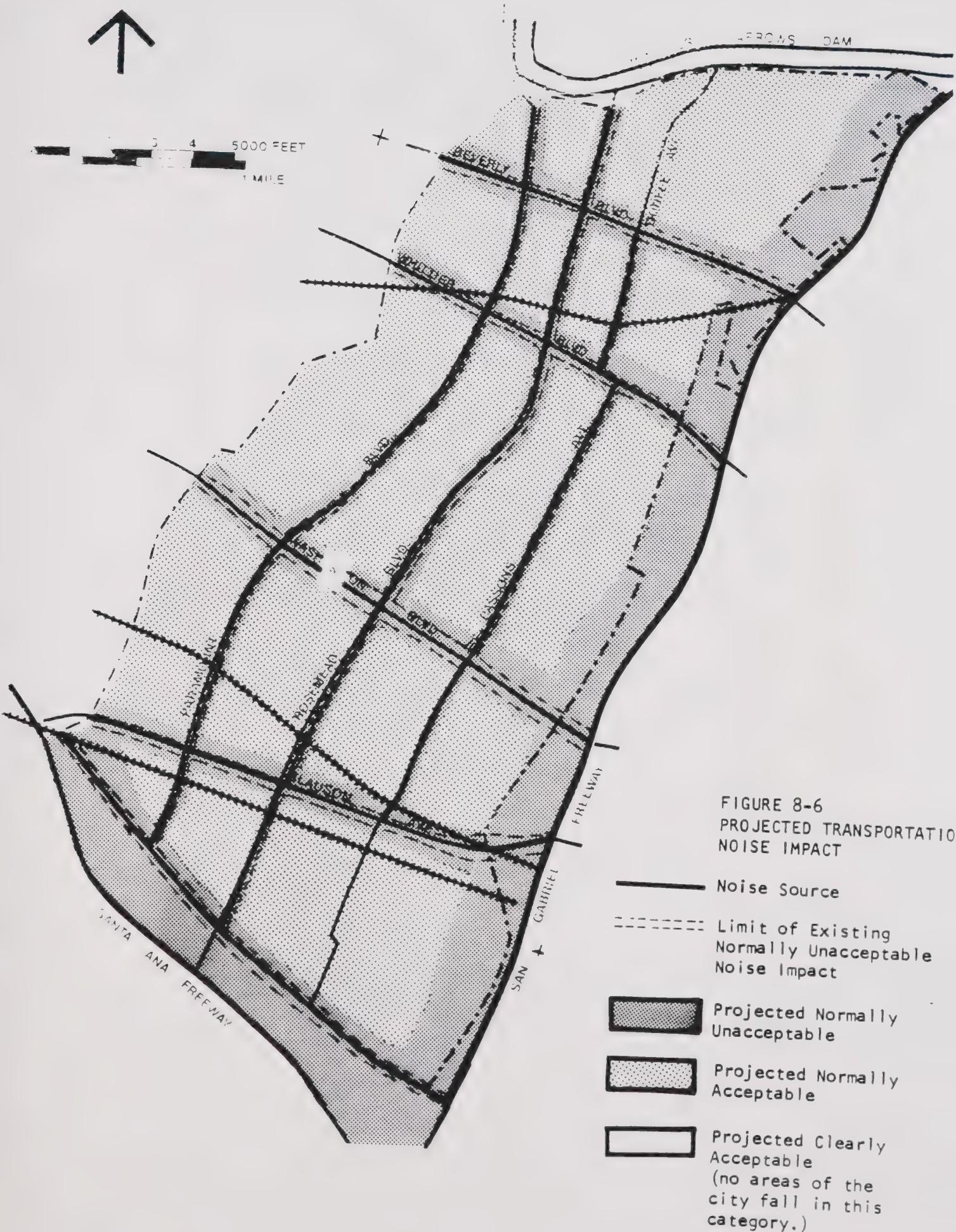
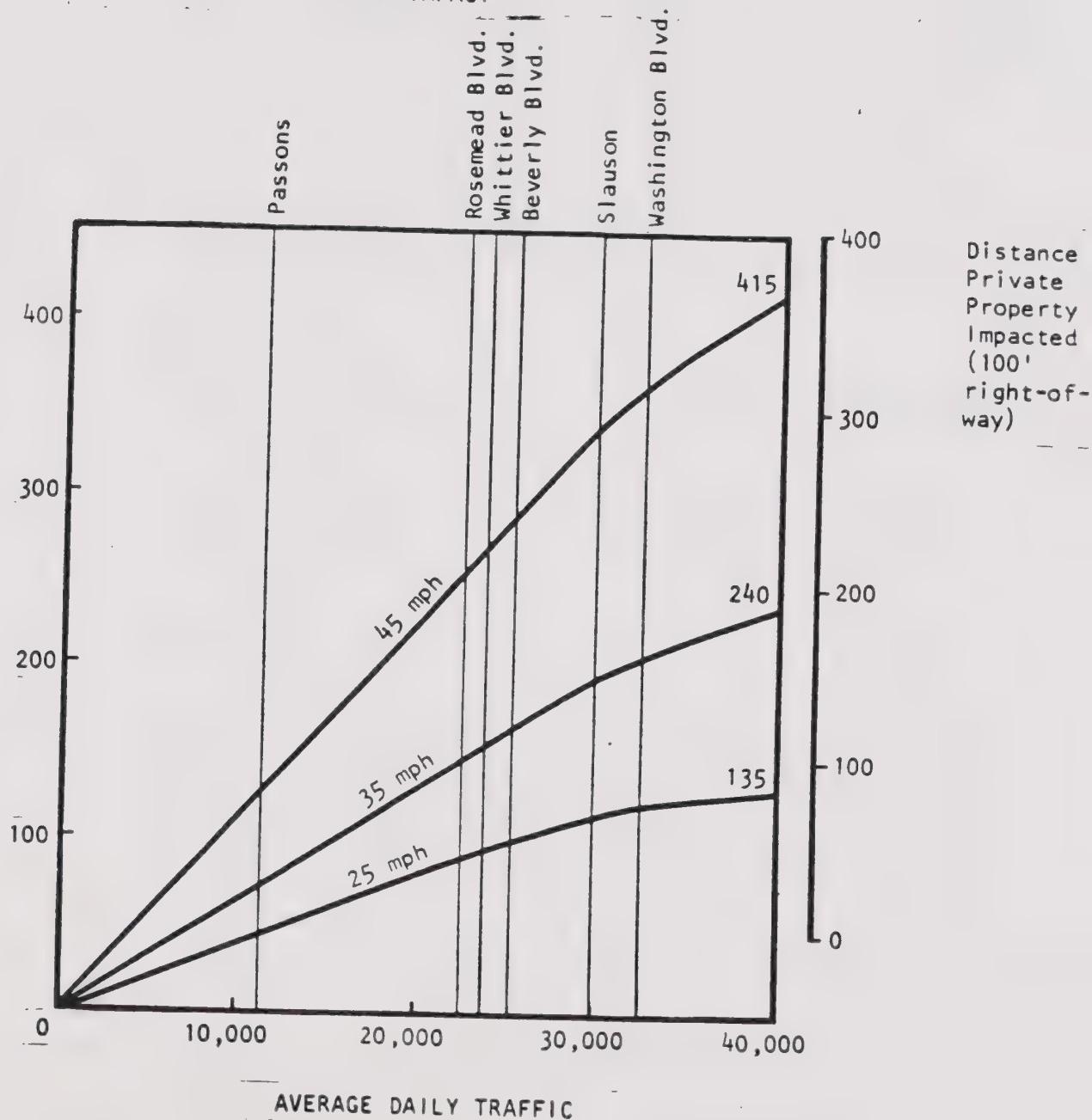




FIGURE 8-7

EFFECT OF TRAFFIC SPEED AND VOLUME ON  
NOISE IMPACT<sup>1</sup>

Distance from  
centerline of  
street to  
"Normally  
Unacceptable"  
limit



AVERAGE DAILY TRAFFIC

<sup>1</sup>Theodore J. Shultz and Nancy M. McMahon,  
Noise Assessment Guidelines, Washington, U. S.  
Department of Housing and Urban Development, 1971.



- Since Pico Rivera is nearly 100% developed, little can be done to create land use patterns more responsive to noise impact.
- The City alone can have little effect on manufacturers of noise-producing equipment.
- The City is likely to have little impact on planning of air corridors and future STOL ports.
- Existing state legislation controlling vehicle noise sets standards so high above levels produced by the noisiest vehicles as to be ineffective in encouraging noise abatement efforts by manufacturers.

Opportunities:

- A number of precedents have developed for noise legislation, and Pico Rivera will be able to develop ordinances that will be enforceable.
- The State Division of Highways is likely to pay much greater attention to noise impact in design of future freeways, and is implementing a program of noise reduction on existing freeways.
- Recent court cases may be returning some influence over aircraft noise to local agencies in the air corridor.

GOALS AND OBJECTIVES

Specific goals and objectives for noise abatement were not proposed in citizen surveys or discussions with the General Plan Advisory Committee. However, citizens did indicate a concern with noise in answering questions about their neighborhood in Pico Rivera. The following is proposed as the basic goal of the City in dealing with transportation noise:

- Long-term improvement of the noise environment in residential areas to levels considered acceptable by current standards.
- The City should establish a noise abatement plan and program to reduce noise levels in residential areas to those now considered acceptable.
- The City should act to reduce noise levels and encourage development of noise-reducing materials and equipment in its purchasing policy.
- The City should discourage regional, state or federal actions which increase the noise levels in the city, and take a strong stand on actions which increase the noise levels beyond acceptable limits.
- The City should encourage manufacturers locating in Pico



- Rivera to consider noise problems in the products they produce.
- The City should aid in the enforcement of federal and state standards for noise-producing equipment including cars, motorcycles, trucks, etc.
- The City should discourage actions by private developers which increase noise impact or do not account for noise impact already existing when feasible alternative actions exist.
- The City should develop and encourage the use of circulation systems which do not produce high noise levels, including bicycle and pedestrian systems.
- Through the Environmental Impact Statement review process, all developers of residential property in "Discretionary--Normally Unacceptable" noise zones by HUD standards should present alternatives for dealing with noise impact. Such alternatives may include wall and window acoustic treatment, additional setbacks, shielding of open space areas from noise sources, etc., including estimates of additional costs if noise abatement alternatives are not selected.
- Credit for usable open space areas in multiple unit developments should not be allowed in "Discretionary--Normally Unacceptable" zones except when shielded from noise sources by solid noise barriers.
- Noise should be made a consideration in city purchasing decisions for equipment producing noise levels greater than 65 dB(A) at 50 feet under normal operating conditions. Recommended policy is that purchase of less noisy item should be required if reduction is 5 dB from noisier item and cost is no more than 1.10 times greater, or noise reduction is 10 dB over competitive item and cost is no more than 1.25 times greater.
- Compensation to homeowners should be required for actions by public or private agencies which increase width of Discretionary--Normally Unacceptable impact zones by more than 10%. (This includes a series of actions over the long term, such as increased traffic volume, etc.) Actions may include raising speed limits, changing traffic patterns, etc.

#### PERFORMANCE STANDARDS



## WATER SUPPLY AND DISTRIBUTION

### WATER AND WASTE MANAGEMENT

Presently the source of water supply for the City of Pico Rivera is ground water pumped through wells and distributed by the following seven separate water purveyors:

- City of Downey
- City of Santa Fe Springs
- Citrus Grove Heights Mutual Water Co.
- Pico County Water District
- Park Water Co.
- San Gabriel Valley Water Co.
- Southern California Water Co.

Figure 8-8 shows the service areas of these water purveyors within Pico Rivera.

Through the Central Basin MWD Pico Rivera is a member of the Metropolitan Water District of Southern California. Membership in the MWDSC allows Pico Rivera to obtain supplemental supplies of water if necessary. It has not been necessary, however, for Pico Rivera to draw on these supplemental water supplies.

With respect to water supply it is anticipated that:

- Water availability will not be a constraint on growth and development in Pico Rivera within the next 15 to 20 years.
- Water quality is expected to remain at its present high quality in Pico Rivera over the next 15 to 20 years.

With respect to water distribution it is recommended that efforts be made to encourage consolidation of the various water systems serving Pico Rivera. Consolidation would bring about:

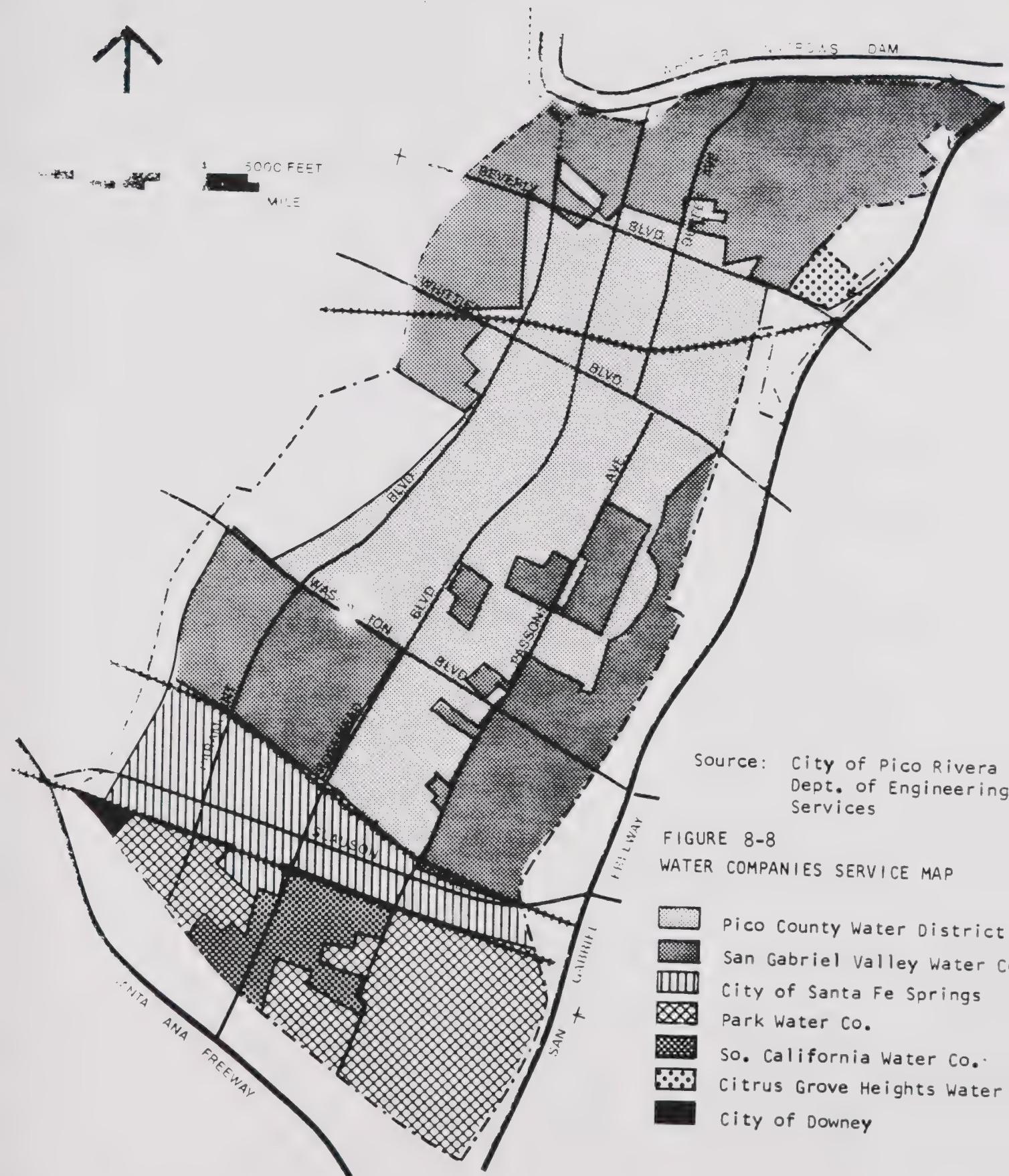
- Greater efficiency in meeting future water demands.
- Greater economies in terms of operation, maintenance, and upgrading of the water distribution system.
- An increased ability to plan ahead in terms of coordinating the water supply system with future land use relative to the timing of development.

In terms of improvements or additions to the existing water distribution system the following priorities are recommended:

Priority one - Consideration of City acquisition/consolidation of existing fragmented water purveyors.

Priority two - Water system improvements or additions relative to future large-scale integrated development





Source: City of Pico Rivera  
Dept. of Engineering  
Services

FIGURE 8-8  
WATER COMPANIES SERVICE MAP

- |                   |                              |
|-------------------|------------------------------|
| [diagonal lines]  | Pico County Water District   |
| [cross-hatch]     | San Gabriel Valley Water Co. |
| [vertical lines]  | City of Santa Fe Springs     |
| [diamond pattern] | Park Water Co.               |
| [cross-hatch]     | So. California Water Co.     |
| [dots]            | Citrus Grove Heights Water   |
| [solid black]     | City of Downey               |



projects consisting of commercial uses, low to moderate income housing, and higher cost housing.

- Priority three - Water system improvements or additions relative to existing or future low to moderate income housing areas and/or future higher income housing areas.
- Priority four - Water system improvements or additions relative to existing industrial areas.
- Priority five - Water system improvements or additions relative to future industrial areas.

#### STORM DRAINAGE

The control of storm waters in Los Angeles County is a cooperative effort between the Los Angeles County Flood Control District, local governments within the County, and the U. S. Army Corps of Engineers. However, it remains the responsibility of local governments to set drainage requirements for streets and highways and to identify priority areas within the local government jurisdiction. Figure 8-9 shows the existing storm drains and storm drain deficiencies within Pico Rivera.

It is recommended that the following priority ranking be considered when programming the construction of storm drains to remedy deficiencies:

- Priority one - Areas where: (1) large-scale developments or active incremental developments are anticipated and (2) there is an existing storm drain deficiency.
- Priority two - Existing major circulation routes subject to flooding.
- Priority three - Correction of deficiencies relative to existing housing areas with special emphasis on stabilizing existing low to moderate income housing neighborhoods.
- Priority four - Correction of deficiencies with respect to future housing areas.

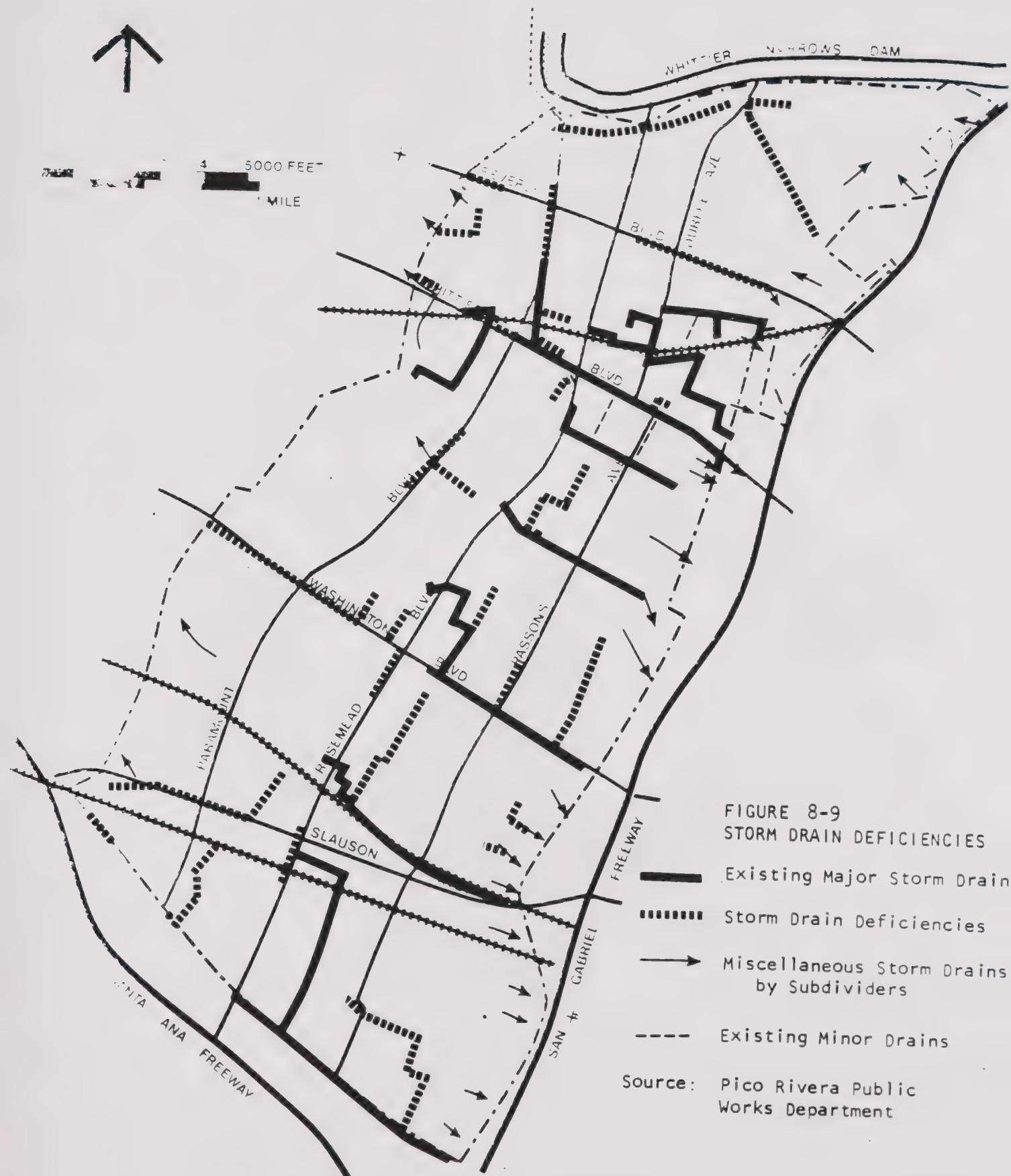
#### SOLID WASTE DISPOSAL

Solid waste generated in Pico Rivera is collected by two licensed haulers and transported to the Puente Hills landfill site. (See Figure 8-10.) This site is publicly owned and operated by the County Sanitation Districts of Los Angeles County. The major method of solid waste disposal in Los Angeles County is the sanitary landfill. Of the 38 major landfill sites in the County, six are owned and operated by the County Sanitation Districts of Los Angeles County, seven are owned and operated by incorporated cities and the remaining 25 sites are privately owned and operated.

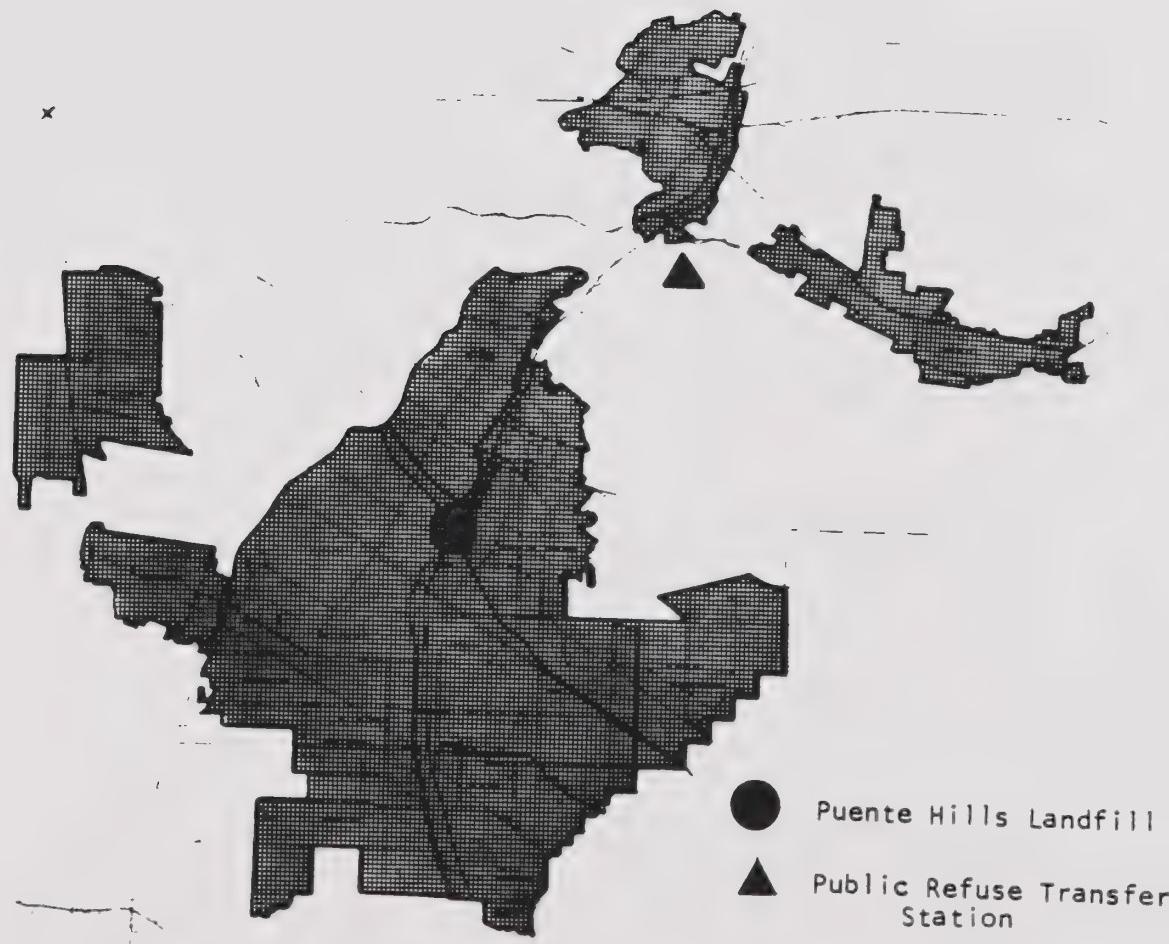




4 5000 FEET  
1 MILE







Source: L. A. County Engineer  
L. A. County Water &  
Waste Element

Wisev 4

FIGURE 8-10 CITIES USING PUENTE HILLS LANDFILL SITE



Responsibility for solid waste disposal in Los Angeles County is divided among the following agencies or private groups:

- The City of Los Angeles
- The County Engineer
- The Regional Water Quality Control Board
- The Sanitation Districts of Los Angeles County
- Private enterprises operating contract refuse removal services
- Privately owned and commercially operated landfills

There exists adequate future capacity in the nearby Puente Hills site to provide for the future waste disposal needs of Pico Rivera.

It is recommended that the City of Pico Rivera support the following objectives of the Los Angeles County Waste Disposal System:

- To guide and facilitate the continued orderly development and improvement of the Los Angeles County Waste Disposal System in order to protect life, health and property from damage by unsanitary disposal of refuse.
- To promote the continued review and study of waste disposal technology, with special emphasis on the conservation and possible reuse of solid wastes as a function of the refuse facilities plan.
- To establish a public information program for private operators, public agencies and the general public as to the need for an integral waste disposal system to improve the public health, safety, and welfare in the entire County.
- To augment a dual-purpose plan by which disposal sites are planned along with future recreational purposes as the ideal final use of the completed site.

#### LIQUID WASTE DISPOSAL

An evaluation study of the sanitary sewer system in Pico Rivera was completed by the County Engineer in January 1969. The study evaluated the system in terms of existing flow deficiencies. The study concluded that although flow deficiencies exist (see Figure 8-11) the system in general is not severely overloaded with respect to existing development. Along with future development, however, these deficiencies should be recognized and corrected.

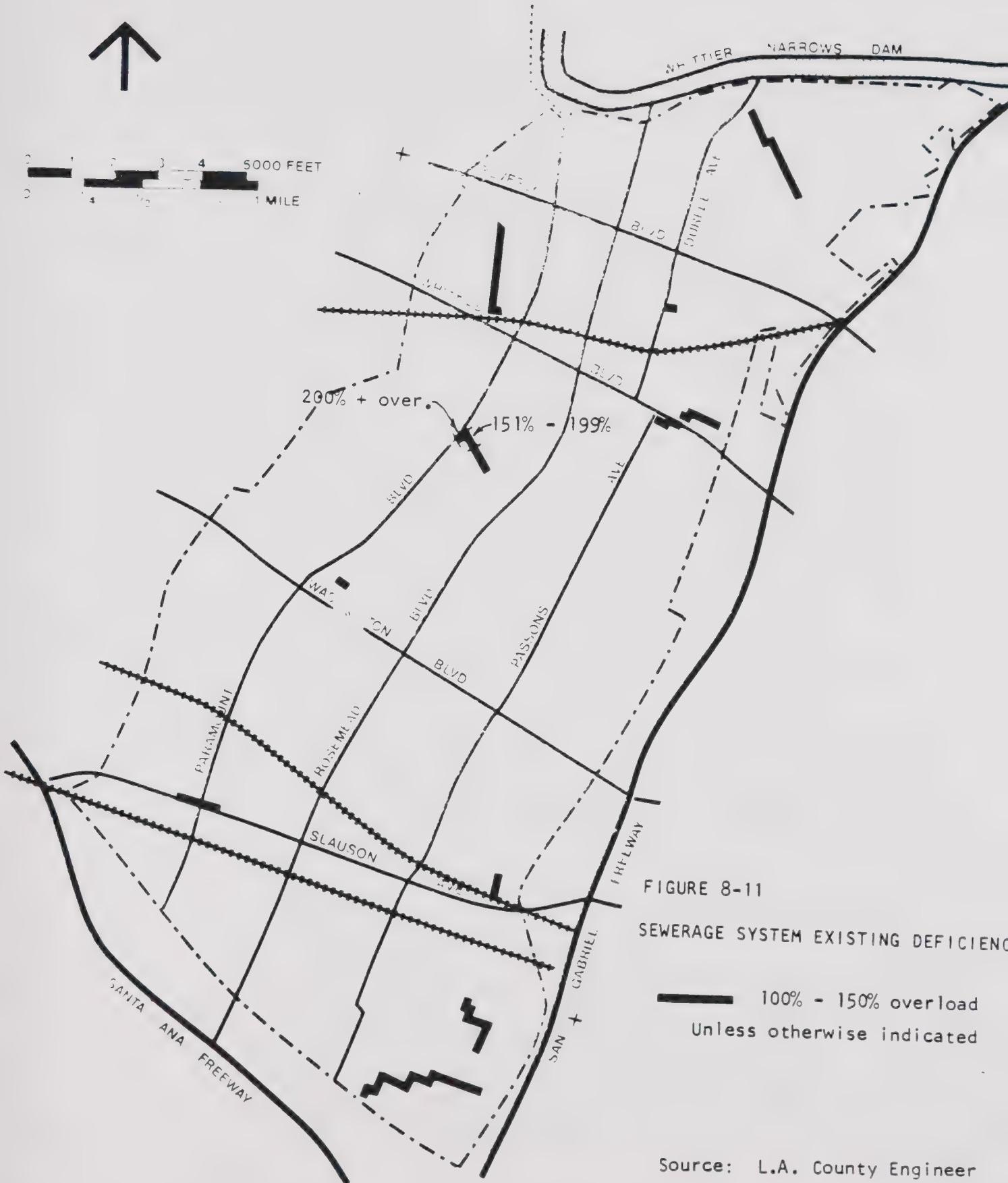
#### PRIORITY AREAS FOR CORRECTION OF DEFICIENCIES

The land use element recommendations indicate more intense land use restructuring in the northern section of the City than in the southern section. Further, it is anticipated that changes in land use will occur sooner in the northern part of the City than in the southern portion. With respect to scheduling the correction of sewer system deficiencies





2 1  
3 4 5000 FEET  
0 1 MILE



Source: L.A. County Engineer



It is recommended that first priority be given to the northern portion of Pico Rivera above Mines Avenue and second priority be given to the southern portion of the City below Mines Avenue.

#### HAZARDOUS WASTE MANAGEMENT

##### EXISTING SITUATION

In late 1989, the State Department of Health Services approved the Los Angeles County Hazardous Waste Management Plan (CoHWMP). The CoHWMP is required to be integrated into the County General Plan. Cities are required, in turn, to either incorporate the CoHWMP into their respective general plans by reference, adopt their own plans consistent with the County Plan or require, through ordinance, land use approvals to be consistent with the County Plan.

This section incorporates Hazardous Waste Management into the Environmental Element of the General Plan. It establishes programs and policies in addition to those in the County Hazardous Waste Management Plan and refines the goals and policies to the unique circumstances that exist in the City of Pico Rivera. The Hazardous Waste Management section offers a means by which off-site and on-site hazardous waste management facilities, projects and programs can be developed in an orderly fashion compatible with surrounding land uses to effectively serve the needs of the community and region.

##### PROBLEMS AND OPPORTUNITIES

Pico Rivera, like most cities in Los Angeles County, faces significant disposal issues. Along with the County, the issues facing the City are as follows:

- Many familiar area services, such as dry cleaning plants and photo processing, utilize and dispose of hazardous materials. Due to limited resources and the high cost of disposal, many small hazardous waste generators face unique hazardous waste management problems. Small generators may be unaware of the regulations and may not have the resources to comply.
- A variety of businesses and industrial uses located within the City generate, handle, and/or transport hazardous materials. An April 1990 survey by the L. A. County Fire Department identified 174 locations that are known to handle hazardous materials.
- Pico Rivera is predominantly a residential community. Many commonly used household materials, such as garden pesticides and paint, become hazardous waste when they are discarded improperly.
- Pico Rivera has two freeways, seven major arterials, and several railroad lines traversing it. Of major concern to the safety of residents is the transport of hazardous materials through the City.



- Inactive and/or existing contaminated hazardous waste sites can pose a serious threat to the environment as well as to the health of the citizens of Pico Rivera. It is important to identify the exact location of such sites, some of which might have been closed improperly. Problems with these sites include incompatible uses of surrounding areas, potential risks to nearby residents and contamination of natural resources.
  - A variety of agencies have permit and enforcement authority, but no one agency is designated to coordinate all aspects of hazardous waste projects.
- RECOMMENDED GOALS AND OBJECTIVES**
- Promote the siting of facilities so that risks associated with transport and/or treatment are reduced to protect the residents of Pico Rivera.
  - Ensure proper treatment and disposal of hazardous waste for small quantity generators.
  - Encourage on-site treatment of hazardous waste when generated by a business or industry.
  - Eliminate improper household hazardous waste disposal.
  - Minimize accidents/risks related to the transportation of hazardous waste through the City.
  - Inventory, control and/or coordinate clean-up all existing inactive and contaminated hazardous waste sites.
  - Minimize the environmental impacts associated with the siting of a hazardous waste management facility, whether it is for on-site or off-site treatment.
  - Take special measures to protect both the underlying water supply and residential areas.
- RECOMMENDED POLICIES**
- Promote educational institutions to become more involved in efforts such as workshops and the training of private industries in waste reduction/disposal.
  - Create a simplified review and approval process for on-site treatment proposed by business or industry that is generating hazardous waste.
  - Establish a Household Hazardous Waste Management Program by identifying opportunities for the collection and disposal of household hazardous wastes.
  - Promote public understanding on matters concerning hazardous waste. This will enable greater citizen participation in decisions regarding hazardous waste management.



- Limit traffic of vehicles transporting hazardous waste to certain streets and certain time of day.
- Promote development of future hazardous waste management facilities in locations that will minimize the total regional haulage and ensure the safety of property adjacent to such sites.
- Maintain an updated inventory of businesses who handle, store, process, or transport hazardous waste.

The inventory should provide the City Departments with essential data, such as location, type of facility, type and amount of hazardous waste, etc.

The inventory should be updated annually.

- Support increased public involvement in the siting and permitting process to facilitate the selection of sites which are acceptable to the community.

#### RECOMMENDED PROGRAMS

- The City to assist the County in promoting and providing collection and disposal services for small quantity generators.. This will include a system of convenient collection/transfer locations for small quantity generators.
- The public information Department and the Fire Department to assist in education/information programs for the public and industries to increase awareness on options available for safe disposal and waste minimization. Topics covered to include available technology and examples of what other industries are doing.
- The City to adopt regulations requiring approval of a Conditional Use Permit for off-site hazardous waste management facilities, consistent with Federal and State law and the approved Los Angeles County Hazardous Waste Management Plan.
- The City to work with the County and other jurisdictions to offer a one-day drop off for household hazardous waste on a regular basis. This can be advertised in the local newspaper and through utility billing invoices.
- The local libraries, in cooperation with the Fire Department and other agencies, to establish a central resource/information center for the dissemination of accurate disposal information, proper referrals, and individualized education including subjects on waste minimization, regulation and other waste management practices.
- The Sheriff's Department and California Highway patrol shall strictly enforce all regulations regarding transport of hazardous waste materials.

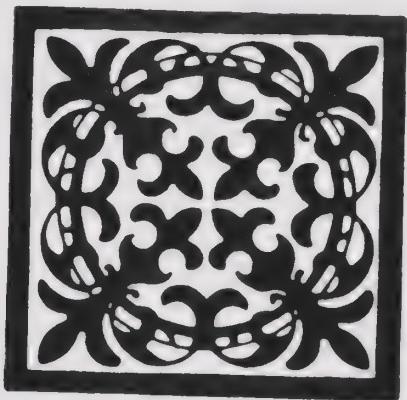


- The City shall work with County Health and Fire Departments to prepare an annual listing of businesses that handle, store, process, or transport hazardous waste.
- Prior to approval of any permit, resulting in the transport of hazardous waste into or through the City the applicant must submit and receive approval of a routing plan, from the City Public Works Department.
- The City to adopt revised land use policies and regulations, through ordinance, to limit the locations of hazardous waste generators to appropriate areas and allow safe on-site treatment.
- Clean-up of site will follow the established Los Angeles County Health and Fire Departments' procedures and standards for hazard reduction at abandoned hazardous waste sites. In extreme cases, the National Contingency Plan authorizes the Federal government to undertake clean-up when the responsible party or the State cannot or will not do so.
- The City to establish land use policies for the development of property on or adjacent to inactive and/or contaminated sites.
- The City to establish on-site facility siting criteria which should include buffer zones, a soils report, a seismic study, restrictions from aquifer areas, restrictions from residential streets, and limitations to certain commercial and industrial zones.
- Once the siting criteria has been met for off-site treatment facilities, the applicant must receive approval of a Conditional Use Permit. The following should be considered in addition to the standard City review: Risk assessments, environmental aspects, setbacks, landscaping and limit on hours of operation and transport.
- One City Department to be designated to act as a permit coordinator in assisting hazardous material users/handlers in obtaining information on the necessary approvals.
- The City establish a cost-recovery program to off-set the expenses of implementing these programs.



9

## IMPLEMENTATION ELEMENT





# Implementation Element

## INTRODUCTION

In each element, all proposals for policies, programs, and development have been considered in terms of (1) the level of benefit the City would be able to derive, (2) the ability of the City to implement each proposal, and (3) the most feasible method to implement each proposal.

The sum of all proposals in the General Plan constitute an extremely ambitious program for the City of Pico Rivera. In order to accomplish this ambitious improvement program, the City needs to do several things.

- Initiate an organized strategy for implementation that is closely tied to all of the daily operations of the City. In short, the strategy for improving the City through implementing general plan recommendations requires that the implementation strategy be taken into consideration in the daily decisions and recommendations made by staff and decisionmakers within the City.
- The element of timing is also very important in implementing general plan proposals; insuring that good opportunities can be taken as they arise through a flexible implementation schedule, and insuring that a set of priorities which reflects the needs of the City is reflected in the order that projects are undertaken by the City.
- Insuring good communication between City Hall and the citizens who work and live within the City through continuing citizen participation in implementing specific General Plan proposals.
- Amplification of the planning/regulating tools available to the City through modification of the Zoning Ordinance.
- Development of detailed feasibility studies for proposals such as the local bus transportation system.
- Development of a sophisticated coordination mechanism between City departments, the City and contract services agencies, the City and adjoining cities, and the City and regional agencies which will insure that projects, policies and programs are not undertaken in a manner which is conflicting with implementation of the general plan.
- Development of a system to review the general plan and implementation program to determine the effectiveness of each and to make improvements and changes. This



should be done on an annual basis prior to budgeting for the coming fiscal year.

- Refinement of the City budgeting system through development of five-year budgeting projections for both operating budget and capital improvements budgets.

It is the purpose of this element to (1) summarize the available implementation strategies for the various proposals in the General Plan, (2) indicate the relative priority of each proposal in terms of timing and funding, (3) indicate the planning techniques which can be used in implementing the General Plan, and (4) describe redevelopment, its purpose and the options that the City has in redevelopment.

#### PRIORITIES FOR IMPLEMENTATION

From technical assessment, the citizen questionnaire, and the inputs of the General Plan Advisory Committee, certain types of proposals have been identified as having greater importance in the City than others. Figure 9-1 expresses the priorities of the City for implementation. First priority items should be programmed first and receive highest priority for funding and attention by elected officials and staff. This is not to say that fourth priority items are unimportant; all items should be implemented in order of their importance to the City.

#### POTENTIAL IMPLEMENTATION TECHNIQUES

Figure 9-2 lists the policies, programs and development objectives of the general plan and relates them to the possible funding and aid sources for implementation. This chart should be used by the City as a guide to fully exploring implementation strategies for each proposal. It should be noted that detailed information about specific Federal programs is not included because of the uncertain status of such programs at the present time. However, a staff member should be assigned the duty of monitoring State and Federal legislation and programs to keep the City aware of its options in Federal and State aids.

#### PLANNING TECHNIQUES FOR IMPLEMENTATION

There are various techniques in planning which can be used to implement the land use proposals in the general plan in a manner which is beneficial to the City.

- Zoning Ordinance: Amplify the Zoning Ordinance to detail guidelines for various Planned Developments and Design Overlay Zones. Potential areas for both are indicated on Figure 9-3.
- Precise Plans: With citizen groups detail specific area plans in areas where significant changes are proposed. Concentrate on policies and programs as well as physical development in the specific plan.



FIGURE 9-1  
PRIORITIES FOR IMPLEMENTATION

POLICIES, PROGRAMS, DEVELOPMENT OBJECTIVES	PRIORITIES			
	1st	2nd	3rd	4th
1. LAND USE				
a. maintain existing development which is an asset to the city	●			
b. encourage assembly of parcels for development	●			
c. improve image of the city through adding an Urban Design Element to the plan		●		
2. POPULATION				
a. promote gradual increase in population				
b. provide the opportunity for a diverse population in Pico Rivera	●			●
3. COMMERCE				
a. upgrade and expand strip commercial development in selected areas		●		
b. upgrade and expand Central Business District in the vicinity of Whittier and Rosemead and develop a community sized shopping center	●			
c. develop specialty commercial along Whittier	●			
4. INDUSTRY				
a. concentrate industrial development in three areas of city	●	○		
b. upgrade quality of industry		●		
c. improve buffering of industry and other uses	○	○		
5. HOUSING				
a. encourage higher-income housing in selected areas	○	●		
b. encourage low- and moderate-income housing for families and the elderly		●		
c. encourage a housing mix of 70-80% single family; 20-30% multi family; 10-20% townhouse/condominiums				●
d. rehabilitate older housing	●			
e. establish housing design guidelines	○	○		



FIGURE 9-1 (cont)

## PRIORITIES FOR IMPLEMENTATION

● Consultant's Recommendation

○ GPAC Recommendation

	PRIORITIES			
	1st	2nd	3rd	4th
6. PUBLIC FACILITIES				
a. extension of Smith Park to link up with city auditorium site	●	○		
b. location of a senior citizen center adjacent to Rivera Park	●			
c. relocation of the southern school offices to Passons Boulevard just south of Slauson			●	
d. extension of the golf course				●
e. full development of Streamland Park			●	
f. a northern branch library		●		
g. Develop a cooperative City-School park program.	●	●		
h. a linear park system along the perimeter of both spreading grounds	●	●		
i. a small park at the east end of Burke Street, tied into the linear park system				●
j. an emergency water supply		●		
7. CIRCULATION				
a. develop local minibus system	●	○		
b. develop bicycle/pedestrian circulation	●	●		
c. increase off-street parking in commercial areas	●			
d. deletion of the Mines Avenue extension from planned street improvements	●			
8. ENVIRONMENT				
a. landscape/screen the periphery of the spreading grounds	●			
b. begin a program of linear parks in selected areas		●		
c. change the method of water replenishment from the spreading grounds to a method compatible with multiple use in that area		○	●	
d. cooperate with property owners to improve vacant land on a temporary basis as Interim Open Space	●			
e. improve Whittier Boulevard as an Urban Scenic Highway	●			
f. ascertain the historic/archeologic value of the San Gabriel River			●	○
g. establish a noise abatement plan		●		
h. consolidate city water system	●			
i. coordinate with County agencies and special districts to establish waste and waste management priorities		●		



FIGURE 9-2

## Potential Implementation Techniques and Programs



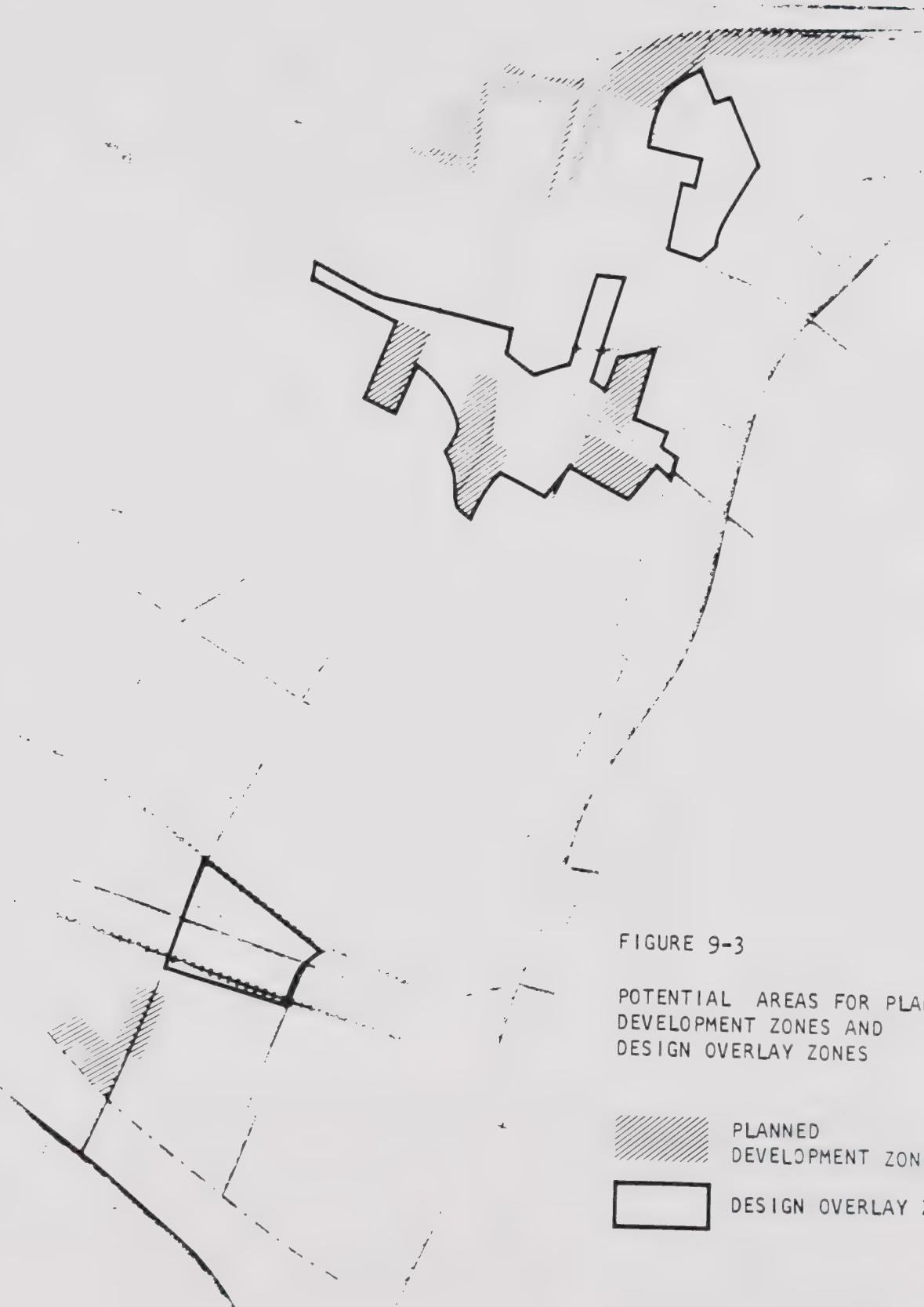


FIGURE 9-3

POTENTIAL AREAS FOR PLANNED  
DEVELOPMENT ZONES AND  
DESIGN OVERLAY ZONES



PLANNED  
DEVELOPMENT ZONES



DESIGN OVERLAY ZONES



- Urban Design Plans: For areas such as Whittier Boulevard, other entrances to the City, the public facilities core on Passons, do detailed urban design plans as the next step toward implementation.
- Development Review Process: Incorporate General Plan policies, programs as well as land use recommendations into the individual development evaluation process.
- Detailed off-street parking studies for commercial areas.
- Detailed feasibility studies for proposed project.
- Detailed planning for multiple use of spreading grounds at such time possibilities for multiple use are good. This should be done in conjunction with a joint cities-County-Flood Control District effort.

#### POLICY IMPLEMENTATION

This General Plan contains many policies as well as physical development proposals. The most important implementation for most of these policies is their use as a guide in the daily decisionmaking problems of the City. Once the plan is adopted, a method to incorporate general plan policies into decisionmaking should be detailed.

#### REDEVELOPMENT

Redevelopment is an effective implementation tool which can be utilized by a city when it is found that a portion, or portions, of the community are in need of either additional facilities, rehabilitation of existing facilities, or in cases of seriously deteriorated conditions, the replacement of some facilities. In essence, redevelopment programs have the potential of working to improve the quality of life in a city through a provision of better housing, commercial endeavors, employment opportunities and public facilities.

There are strong indications, predicated on detailed surveys of development conditions in Pico Rivera, that redevelopment of selected areas in the City is a feasible implementation tool.

#### REDEVELOPMENT OPTIONS

There are several ways that redevelopment can be implemented. These include private, public and combined private-public actions. While private redevelopment will continue to play the major role in most cities, including Pico Rivera, public redevelopment assistance is necessary in several instances. In some cases the costs of undertaking programs, such as rehabilitation of older homes, is simply too great for the private market to bear, and an individual owner gets little gain from improving one property in a generally declining neighborhood. In other cases public assistance may be necessary to help assemble reasonable development parcels.



Federal redevelopment programs are of two major types. The first major type is the Neighborhood Development Program which assists in assembling land, and making site improvements on the assembled land and in adjacent areas. Federal funding covers two-thirds of the net project costs. The city's one-third contribution can often be made by "cash in kind" contributions consisting of public facilities that would be needed regardless of redevelopment.

The second major type of federal program is the broad range of programs designed to help the home owner or renter improve his living conditions. These programs, commonly referred to by their section number in the Federal Housing Act, include Sections 235 for housing to be sold, 236 for rental housing, 231 for elderly housing, and others for grants and low-interest loans for owner rehabilitation.

The major state redevelopment program is legislative provision for tax increment financing, rather than direct aid. Tax increment financing may be used for land assembly, site improvements, public facilities, and direct assistance to property owners or renters. Under tax increment financing legislation, a Redevelopment Agency may sell bonds to finance improvements. Repayment of bonds is accomplished by receipt of property tax on the difference between land and improvements assessments before and after the start of the redevelopment program. Once bonds are repaid, the tax on this portion of assessed value goes to other taxing agencies.

#### REDEVELOPMENT STRATEGY

It is recommended that if the City selected state redevelopment, careful consideration should be given to defining project areas which have revenue-producing potential combined with areas of need. Therefore, linkage of the areas with these two characteristics can strengthen the financial basis for redevelopment.



U.C. BERKELEY LIBRARIES



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